

July 3, 2002

Project No. 0928-351-02

Privileged and Confidential

Phase I Environmental Site Assessment

**Flexsteel Industries
23542 Cooper Drive and 53381 Marina Drive
Elkhart, Indiana**

Prepared For:

**Mr. Tim Hall
Flexsteel Industries
3400 Jackson Street
Dubuque, Iowa 52001**

*Weaver
Boos &
Gordon
of Michiana, LLC*

GEO-ENVIRONMENTAL ENGINEERS AND SCIENTISTS

WEAVER
BOOS
&
GORDON
OF
MICHIANA
LLC
GEO-ENVIRONMENTAL ENGINEERS
AND SCIENTISTS

July 3, 2002
Project No. 0928-351-02

Mr. Tim Hall
Flexsteel Industries
3400 Jackson Street
Dubuque, Iowa 52001

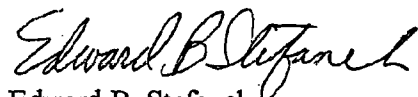
Re: **Phase I Environmental Site Assessment**
23542 Cooper Drive and 53381 Marina Drive
Elkhart, Indiana

Dear Mr. Hall:

Enclosed are three copies of the Phase I Environmental Site Assessment report prepared by Weaver Boos & Gordon of Michiana, LLC (Weaver Boos) for the above referenced property. This report was prepared pursuant to the scope of services and the terms and conditions contained in Weaver Boos Proposal M20224.

If you require further discussion of the matters discussed in this report or additional recommendations based upon the assessment findings, please let us know. We appreciate the opportunity to provide you with our services and look forward to working with you in the future.

Very truly yours,
Weaver Boos & Gordon of Michiana, LLC


Edward B. Stefanek
Project Manager

Enclosures: Three copies of the Phase I ESA report for Weaver Boos Project 0928-351-02

EXECUTIVE SUMMARY

Weaver Boos & Gordon of Michiana, LLC. (*Weaver Boos*) has completed a Phase I Environmental Site Assessment (Phase I ESA) of two adjoining properties located at 23542 Cooper Drive (Property A) and 53381 Marina Drive (Property B) in Elkhart, Indiana. Cinderblock, steel-framed buildings occupy both Properties. The 27,000 square foot building that occupies Property A is used for warehouse and distribution purposes by Partners Supply. The 74,500 square foot building that occupies Property B is used for the assembly of conversion van seats by Dygert Seating, Inc. On June 21, 2002, Weaver Boos performed a Phase I ESA site reconnaissance and visually assessed Property A and Property B for the presence of *recognized environmental conditions* as defined in the American Society for Testing Materials (ASTM) *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process* (E 1527-00). Weaver Boos representative, Mr. Edward Stefanek, visually assessed Property A and Property B for *recognized environmental conditions* including potential underground storage tanks (USTs), above-ground storage tanks (ASTs), polychlorinated biphenyl (PCB) containing equipment, hazardous material storage or handling areas, containerized or bulk wastes, and visual indications of impacted soils.

Weaver Boos also performed a records review to identify potential *recognized environmental conditions* in connection with Property A and Property B. The records review addresses not only Property A and Property B, but also properties within a one-mile radius. Commercially available records associated with these nearby properties were reviewed to assess potential concerns associated with the migration of hazardous substances. The records review also includes available historical data that can be helpful in identifying past uses of Property A and Property B and surrounding areas, as it may relate to the environmental condition of both Properties.

We have performed a Phase I ESA in conformance with the scope and limitations of ASTM Practice E 1527-00 of 23542 Cooper Drive (Property A) and 53381 Marina Drive (Property B), Elkhart, Indiana. Any exceptions to or deletions from this practice are described in Section 1.1.2 of this report. This assessment has revealed no evidence of *recognized environmental conditions* in connection with Property A and Property B.

Weaver Boos & Gordon Consultants, LLC.

ES - 1

630 East Bronson Street
Suite 1
South Bend, Indiana 46601

PHASE I ENVIRONMENTAL SITE ASSESSMENT

Flexsteel Industries
23542 Cooper Drive and 53381 Marina Drive
Elkhart, Indiana

TABLE OF CONTENTS

1.0 INTRODUCTION	1
1.1 Special Terms and Conditions	1
1.1.1 Scope of Work and Authorization	1
1.1.2 Limitations and Exceptions of Assessment	2
1.1.3 Limiting Conditions and Methodology Used	2
2.0 PHYSICAL SITE DESCRIPTION	3
2.1 Location	3
2.2 Site and Vicinity Characteristics	3
2.2.1 Site Topography	3
2.2.2 Surficial Geology and Hydrogeology	3
2.3 Structures and Improvements	4
2.4 Current and Past Uses of Subject Property A and Property B	5
2.4.1 Current Uses of Subject Property A and Property B	5
2.4.2 Past Uses of Subject Property A and Property B	5
2.5 Current and Past Uses of Adjoining Properties	6
2.5.1 Current Uses of Adjoining Properties	6
2.5.2 Past Uses of Adjoining Properties	6
3.0 RECORDS REVIEW	7
3.1 Regulatory Review	7
3.1.1 Summary of Database Findings	8
3.2 Orphan Sites	9
3.3 Physical Setting Sources	9
3.4 Historical Use Information	10
3.5 Previous Report	10
4.0 SITE RECONNAISSANCE	11
4.1 Hazardous Substances and Petroleum Products in Connection with Identified Uses	11
4.2 Storage Tanks	11
4.2.1 Underground Storage Tanks (USTs)	11
4.2.2 Above Ground Storage Tanks (ASTs)	11
4.3 Odors	11
4.4 Pits, Ponds and Lagoons	11
4.5 Drums	11
4.6 Polychlorinated Biphenyls (PCBs)	12

Weaver Boos & Gordon of Michiana, LLC.

630 East Bronson Street
Suite 1
South Bend, Indiana 46601

PHASE I ENVIRONMENTAL SITE ASSESSMENT

Flexsteel Industries
23542 Cooper Drive and 53381 Marina Drive
Elkhart, Indiana

TABLE OF CONTENTS

4.7 Stains or Corrosion	12
4.8 Drains, Sumps, Wells and Subsurface Piping	12
4.9 Stained Soil.....	12
4.10 Solid Waste.....	12
5.0 INTERVIEWS.....	13
5.1 Key Site Manager	13
5.2 Local Government Agencies	13
5.3 Other Interviews	13
6.0 FINDINGS	14
7.0 OPINION	15
8.0 CONCLUSIONS.....	16
9.0 SIGNATURES OF ENVIRONMENTAL PROFESSIONALS.....	17
10.0 QUALIFICATIONS.....	18

LIST OF APPENDICES

Figures

- Appendix A - Glossary of Terms
- Appendix B - Weaver Boos Proposal M20224
- Appendix C - Regulatory Documentation
- Appendix D - Personnel Qualifications
- Appendix E - Photographic Documentation
- Appendix F - Historical Documentation

1.0 INTRODUCTION

Weaver Boos & Gordon of Michiana, LLC (Weaver Boos) completed a Phase I Environmental Site Assessment (Phase I ESA) of the Partner Supply and Dygert Seating facilities located at 23542 Cooper Drive (Property A) and 53381 Marina Drive (Property B), Elkhart, Indiana (See Figure 1 - Site Location Map). This Phase I ESA was conducted for the benefit of Mr. Tim Hall, representing Flexsteel Industries.

The scope of services for this Phase I Environmental Site Assessment includes a site reconnaissance, a records review, and interviews with individuals possessing knowledge of current and past Property A and Property B uses. The purpose of this report is to present our findings regarding *recognized environmental conditions* defined in the American Society for Testing and Materials (ASTM) *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process* (E 1527-00) as:

"The presence or likely presence of any hazardous substances or petroleum products on a Property under conditions that indicate an existing release, or a material threat of a release of any hazardous substances or petroleum products into structures on the Property or into the ground, groundwater, or surface water of the Property. The term includes hazardous substances or petroleum products even under conditions in compliance with laws. The term is not intended to include de minimis conditions that do not present a material risk of harm to public health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate government agencies."

A glossary containing terms and definitions defined in ASTM E1527-00 is included in the Glossary of Terms in **Appendix A**. Appendices presented at the end of the report consist of figures, personnel qualifications, photographs, historical aerial photographs, historical topographical maps, and other information in support of the regulatory review.

1.1 Special Terms and Conditions

1.1.1 Scope of Work and Authorization

Weaver Boos performed this Phase I ESA in general accordance with ASTM E 1527-00 and the terms and conditions of Weaver Boos Proposal M20224 dated May 6, 2002. Weaver Boos initiated this Phase I ESA pursuant to written authorization received from Mr. Tim Hall of Flexsteel Industries on June 14, 2002. Weaver Boos Proposal M20224 contains the scope of

services and a cost estimate applicable to performance of this Phase I ESA. A copy of Weaver Boos Proposal M20224 is included in Appendix B.

1.1.2 Limitations and Exceptions of Assessment

Limitations or exceptions encountered during the preparation of this assessment include the failure of standard historical sources to establish the use and configuration of the Property A and Property B prior to 1957. However, neither the information that was obtained, nor our on-site reconnaissance revealed evidence of potential *recognized environmental conditions* attributable to pre-1957 use of Property A and Property B.

1.1.3 Limiting Conditions and Methodology Used

Specific limiting conditions were not encountered during this Phase I ESA with one exception. Dense vegetation (tall grass and brush) was observed along the western property lines of both Property A and Property B. Only limited ground observations were made in these areas.

Weaver Boos' methods of investigation included a site walk-through and visual reconnaissance of both Property A and Property B and adjoining facilities, interviews with representatives from the Elkhart Fire Department and the Elkhart County Health Department, and an interview with the *Key Site Manager*. Additional information regarding methodology is outlined as follows.

- A private environmental research firm compiled publicly available regulatory records for review by Weaver Boos. Property A and Property B and surrounding areas to ASTM-specified search radii were included in this search and review.
- The following standard historical sources were compiled by Weaver Boos and reviewed to develop an understanding of historical usage of Property A and Property B and surrounding area: a) aerial photographs and b) historical topographical maps
- A representative of Weaver Boos made a site walk-through and visual reconnaissance of Property A and Property B and adjoining facilities. Visual reconnaissance was implemented inside both buildings that occupies Property A and Property B as well as outside the buildings. Field notes were dictated as observations were made and photographs were taken. Property A, Property B boundaries, and building interiors were traversed by foot. Adjoining facilities were observed either from Property A and Property B or from public thoroughfares.
- The *Key Site Manager*, Mr. Jim Fransen, operations manager of Dygert Seating, Inc. was interviewed. The current owner of both Property A and B is Flexsteel Industries.

2.0 PHYSICAL SITE DESCRIPTION

2.1 Location

Property A and Property B are rectangular contiguous parcels of land located at 23542 Cooper Drive and 53381 Marina Drive in Elkhart, Indiana. Property A is located south of Cooper Drive and west of the intersection of Cooper Drive and Marina Drive. Property B is located west of Marina Drive and south of the intersection of Marina Drive and Cooper Drive. **Figures 1 and 2** illustrate both Property's location and layout, respectively. Property A and Property B are located in the north central portion of Section 26, Township 38 North, Range 5 East in Oslo Township, Elkhart County, Indiana.

2.2 Site and Vicinity Characteristics

Property A is bounded to the west by ASV Plastic; to the north by Cooper Drive and Robert Weed Plywood Corporation; to the east by Marina Drive and Vahala Foam; to the south by Dygert Seating, Inc. (Property B). Property B is bounded to the west by Voyager Inc.; to the north by Partners Supply (Property A) and Vahala Foam; to the east by Key Line Sales; to the south by Marine Fasteners Midwest, Inc.

Property A is occupied by a 27,000 square foot distribution warehouse. The warehouse is used to temporarily store motor home shower doors and cabinets. Property B is occupied by a 74,500 square foot building used to assemble conversion van seats. To the east and north is asphalt pavement. West and south of the building is tall grass and brush. Topography of both Properties is level although narrow drainage ditches were observed along the southern property lines of both Property A and Property B. Adjoining and local area properties consist of a mix of residential and light industrial land uses. Additional information pertaining to surrounding land use is provided in **Section 2.5** of this report.

2.2.1 Site Topography

A review of the 1994 7.5-minute Elkhart, Indiana quadrangle topographic map published by the United States Geological Survey (USGS) indicates that Property A and Property B are at an elevation of approximately 770 feet above mean sea level (msl) (**see Figure 1**). The topography of the area surrounding Property A and Property B is relatively flat. No unique topographical surface features were observed on Property A or Property B.

2.2.2 Surficial Geology and Hydrogeology

EDR of Southport, Connecticut was retained to provide general geology and hydrogeological

characteristics of Property A and Property B. In addition, the Elkhart County Soil Survey was reviewed to supplement and/or confirm the EDR findings. The Elkhart Soil Survey indicated that the surficial soil in the area of the Property A and Property B consists of Plainfield fine sand. EDR reports that the surficial soil in the area of the Property A and Property B consists of loamy sand. According to EDR the Property A and Property B is located in a Class A area that is a deep, well-drained hydrology class of soils. The bedrock in the area is part of the Mississippian Osagean and Kinderhookian Series.

The regional hydrogeology is typified by groundwater flow through the granular outwash soils and the water bearing sand and gravel layers found throughout the moraine system deposits. Areas of higher surface elevations, with granular soil at the ground surface, generally serve as groundwater recharge areas. Shallow groundwater flow generally follows the surface topography and discharges to a local surface water feature. The nearest surface water feature is Puterbaugh Creek located approximately 1 mile west of both Property A and Property B. For this reason, groundwater is expected to flow westward beneath the Property A and Property B; and neighboring facilities to the east are expected to be of greatest concern as potential sources of groundwater impact. Weaver Boos also notes that much of the Elkhart area is underlain by a designated sole-source aquifer consisting of outwash sand and gravel. Because the aquifer is highly permeable and unprotected from surface releases of hazardous substances, many areas of the aquifer are impacted with part per billion, and in some cases, part per million concentrations of industrial solvents, most particularly chlorinated compounds.

2.3 Structures and Improvements

Property A and Property B is currently improved with the following:

- Property A is improved with a 27,000 square foot distribution warehouse. The building is a single story cinder block, steel-framed building and is heated by natural gas. The building was constructed in 1983. Property B is improved with a similar but much larger building (74,500 square feet). The assembly of conversion van seats was observed during the site reconnaissance in the building. The building was originally constructed in 1983 with an addition added in 1993 according to the *Key Site Manager*. This building is also heated by natural gas.
- Asphalt and concrete pavement used in the parking and shipping areas was observed to the north of both buildings. A smaller visitor parking area was observed to the east of the building occupying Property B.

Utilities for Property A and Property B are provided as follows:

1. Northern Indiana Public Service Company (NIPSCO) provides Property A and Property B with gas and electric service.
2. Municipal water and wastewater treatment is provided to Property A and Property B from the City of Elkhart.

2.4 Current and Past Uses of Property

2.4.1 Current Uses of Property

Property A and Property B are currently used as a distribution warehouse (motor home shower doors and cabinets) and the assembly of conversion van seats, respectively. At the time of the inspection, Dygert Seating, Inc. occupies the building on Property B. Partners Supply occupies the building on Property A. Asphalt and concrete pavement to the east of both buildings is used for employee and visitor parking. Additional parking space was observed to the east of the building that occupies Property B. Recessed shipping docks were observed east of the Property A building and both east and north of the Property B building.

The remaining portions of the Property A and Property B are unused. Mature trees, grass, brush, and landscape shrubbery were observed.

2.4.2 Past Uses of Property

Historical aerial photographs dated 1957, 1965, 1973, 1987, and 1992 were reviewed to obtain information concerning past uses of Property A and Property B and the adjoining properties.

The 1957, 1965, and 1973 aerial photographs show both Properties as an agricultural field. Marina and Cooper Drives are not present. The 1987 aerial photograph shows that both Properties have been improved with buildings similar to those observed during the site reconnaissance. However, both buildings appear to be smaller in area, indicating that addition(s) were made to the structures after 1987. The 1992 aerial photograph is similar to the 1987 aerial photograph but there appears to be an addition onto the building that occupies 23542 Cooper Drive. Pavement can be identified in both of the latter two aerial photographs; to the east of the building on Property A and to the north of the building on Property B.

To identify past site usage, historical topographical maps, dated 1961, 1981, and 1994 were reviewed. The 1961 and 1981 historical topographical maps show no building improvements on either Property. The 1994 historical topographical map shows one building on each Property. The buildings are situated in a similar configuration as to what was observed during the site

reconnaissance.

2.5 Current and Past Uses of Adjoining Properties

2.5.1 Current Uses of Adjoining Properties

Current uses of the adjoining properties are industrial (see Figure 2). To the north of Property A is Robert Weed Plywood Corporation. To the east of Property A is Vahala Foam Corporation. To the south of Property A is Property B occupied by Dygert Seating. To the west of Property A is ASV Plastics. To the north of Property B is Property A occupied by Partners Supply and Vahala Foam Corporation. To the west of Property B is Voyager Inc. To the east of Property B is Key Line Sales and to the south of Property B is Marine Fasteners Midwest, Inc. According to the *Key Site Manager*, all of these companies are associated with the manufacturing of motor homes and conversion vans, a prevalent industry in Elkhart, Indiana.

2.5.2 Past Uses of Adjoining Properties

In the earlier three aerial photographs (1957, 1965, and 1973) the adjoining properties exist as an agricultural field. The latter two aerial photographs (1987 and 1992) show structures in a similar configuration as observed during the site reconnaissance. No building improvements were identified on the adjoining properties in the 1961 historical topographical map. The 1981 historical topographical map shows a building improvement on the adjoining property to the east of Property B. No other improvements can be identified on the other adjoining properties. The 1994 historical topographical map shows building improvements on all the adjoining properties in a similar configuration as to what was observed during the site reconnaissance.

3.0 RECORDS REVIEW

3.1 Regulatory Review

Since the early 1970's, environmental agencies have been monitoring the compliance of many facilities with various laws promulgated to reduce pollution of the air and water. More recently, records have been maintained which document spills of hazardous materials and the locations of known waste sites or regulated waste handling facilities.

The purpose for reviewing regulatory records is to obtain information that may assist in identifying *recognized environmental conditions* associated with the Property A and Property B. In addition, records are reviewed for properties surrounding the Property A and Property B to assess possible concerns associated with migration of hazardous substances.

EDR of Southport, Connecticut was retained to provide an ASTM Radius Map Report for this project. This report is a computerized search of ASTM specified state and federal environmental databases that identify various properties with a record of environmental activity. Weaver Boos has reviewed the report and summarized relevant findings in the following sections. A copy of the EDR report has been included as **Appendix C- Regulatory Documentation**.

Databases reported by EDR and summarized below include (search distances are presented in parenthesis):

- Federal National Priorities List (NPL) – (1 mile)
- Federal Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) List – (0.5 mile)
- Federal Resource Conservation and Recovery Act (RCRA) Generator Lists, Corrective Action Facilities, and Treatment, Storage and Disposal Facilities List – (0.25 miles, 1.0 miles, and 0.5 miles, respectively)
- Federal Emergency Response Notification System (ERNS) List- (target Property A and Property B)
- State lists of hazardous waste sites (HWS) – (1 mile)
- State solid waste facilities (SWF/LF) list – (0.5 mile)
- State registered underground storage tank (UST) list – (0.25 mile)
- State leaking reported underground storage tank (LUST) list – (0.5 mile)

- Facility Index System (FINDS) – (target Property A and Property B)

The following table summarizes the information obtained from our review of the EDR Radius Map Report for the Property A and Property B and local area properties within the search distances specified in the above referenced databases. The information in the following sections is as reported by EDR.

DATABASE	TARGET PROPERTY (Yes/No)	SEARCH DISTANCE (miles)	Number of Properties Identified in Distance Range				
			<1/8 (miles)	1/8 - 1/4 (miles)	1/4 - 1/2 (miles)	1/2 - 1 (miles)	>1 (miles)
NPL	NO	1.00	0	0	0	0	NR
CERCLIS	NO	1.00	0	0	0	NR	NR
CORRACTS	NO	1.00	0	0	0	1	NR
RCRIS-TSD	NO	0.50	0	0	0	NR	NR
RCRIS-LQG	NO	0.25	0	0	NR	NR	NR
RCRIS-SQG	NO	0.25	3	5	NR	NR	NR
ERNS	NO	TP	NR	NR	NR	NR	NR
HWS	NO	1.00	0	0	0	0	NR
SWF/LF	NO	0.50	0	0	0	NR	NR
LUST	NO	0.50	0	0	0	NR	NR
UST	NO	0.25	0	1	NR	NR	NR
FINDS	YES	TP	NR	NR	NR	NR	NR

TP = Target Property

NR = Not Requested at this Search Distance

3.1.1 Summary of Database Findings

Both Properties A and B were identified on the FINDS database. The FINDS database contains both facility information and 'pointers' to other sources that contain more detail. According to the *Key Site Manager*, a 55-gallon drum of waste sewing oil is removed from Property B on a periodic basis by Safety Kleen. No other chemical wastes are generated and removed from Property B. In addition, Dygert Seating, which occupies Property B, receives on a periodic

Weaver Boos & Gordon of Michiana, LLC

8

630 East Bronson Street
Suite 1
South Bend, Indiana 46601

basis a 55-gallon drum of virgin sewing oil and another 55-gallon drum of adhesive used to assemble the various seat covers. Dygert also receives gas cylinders of acetylene and oxygen to use in various welding operations at the plant that may be needed to assemble the conversion van seats. Historically, steel seat frames were welded in the building that occupies Property A. Similar materials were formerly located at Property A which also included liquid argon. Since these materials are in the form of a gas when not pressurized, Weaver Boos believes the existence of these materials do not constitute a *recognized environmental condition*. The EDR Radius Map Report identified several facilities contained on the RCRIS-SQG database within ¼ mile radius of the Properties. No violations were noted for seven of the eight facilities. Violations were reported for one facility, identified as Geocel Limited, Inc., located at 53280 Marina Drive, Elkhart, Indiana. This facility is located within 1/8 mile to the north of Property B. Violations were associated with general and prevention requirements. The facility came into compliance soon thereafter. Enforcement actions taken were in writing and informal. Weaver Boos believes that the presence of these facilities do not constitute a *recognized environmental condition* associated with the Properties. The EDR Radius Map Report identified one site within ¼ mile to the southeast, which was contained on the UST database. This facility is identified as Elkhart Steel Service, Inc. located at 23321 County Road 106, Elkhart, Indiana. Records indicate that two underground storage tanks were removed from the facility in 1993. Since no release was reported upon closure of the USTs Weaver Boos believes that the former presence of these two USTs do not constitute a *recognized environmental condition* associated with the Properties.

3.2 Orphan Sites

The EDR report includes a section addressing "Orphan Sites." Orphan sites refer to sites, which, due to incomplete geographic location data or incomplete or incorrect address information, cannot be plotted correctly. The EDR report listed 12 orphan sites but after further review, none of the orphan sites are believed by Weaver Boos to be in the vicinity of Property A and Property B.

3.3 Physical Setting Sources

Weaver Boos reviewed the 1994 USGS 7.5-minute quadrangle topographic map (revised from the 1961 map) for Elkhart, Indiana showing the area on which the Property A and Property B is located. The purpose of the review was to evaluate the presence of physical structures and/or unique topographic conditions that would be of importance in the event of a release or migration of a hazardous material to or from Property A and Property B. Our review of the above

referenced map did not reveal structures or on-site topographic conditions that would pose a potential concern to the environmental condition of Property A and Property B.

3.4 Historical Use Information

The objective in consulting historical sources is to develop a history of the previous uses or occupancies of Property A and Property B and surrounding area in order to identify those uses or occupancies that are likely to have resulted in the presence of a *recognized environmental condition* in connection with the Property A and Property B.

According to the ASTM standard for ESAs, identifying prior uses of Property A and Property B is a two-tiered process. The first step is to evaluate uses of Property A and Property B from the present back until 1940 using the ASTM Standard Historical Sources. The second step involves assessing the uses of Property A and Property B prior to the year 1940, or until a time when Property A and Property B was not yet developed, again using Standard Historical Sources. Weaver Boos reviewed the following historical sources:

- Aerial Photographs dated 1957, 1965, 1973, 1987, and 1992.
- Historical Topographical Maps dated 1961, 1981, and 1994.

Please refer to Sections 2.4.2, 2.5.2, and 2.10 for additional information concerning past Property A, Property B, and surrounding area uses.

3.5 Previous Report

Weaver Boos was provided with one historical environmental report concerning Property A and Property B.

- Phase I Environmental Site Assessment, Dygert Seating, Inc., 53381 Marina Drive, and 23542 Cooper Drive, Elkhart, Indiana – prepared by Weaver Boos Consultants, Inc. on February 6, 1997.

The results of this Phase I ESA revealed no evidence of *recognized environmental conditions* in connection with either Property A or Property B.

4.0 SITE RECONNAISSANCE

Weaver Boos representative, Mr. Ed Stefanek, conducted the site reconnaissance on June 21, 2002. The reconnaissance was performed by walking the Properties and evaluating each of the buildings and structures located each Property. Accompanying Mr. Stefanek during the inspection was the *Key Site Manager*, Mr. Jim Fransen, operations manager of Dygert Seating, Inc. Weather conditions during the site reconnaissance were clear and hot. During the site reconnaissance, photographs were taken to document conditions encountered at the time of the site visit. Photographs are presented in **Appendix E - Photographic Documentation**.

4.1 Hazardous Substances and Petroleum Products in Connection with Identified Uses

No hazardous substances or petroleum products were observed on Property A. On Property B, a 55-gallon drum of waste oil from sewing machines was observed within the building. Also observed was a 55-gallon drum of adhesive used during the assembly of the conversion van seats. Smaller containers (< 5 gallons) of various cleaning agents and paints were observed in the same building. The materials are stored in metal cabinets.

4.2 Storage Tanks

4.2.1 Underground Storage Tanks (USTs)

No USTs were noted on either Property A or Property B during the site reconnaissance. Mr. Fransen could not recall any USTs ever being present on the Property A and Property B.

4.2.2 Above Ground Storage Tanks (ASTs)

No ASTs were noted on either Property A or Property B during the site reconnaissance.

4.3 Odors

No petroleum or chemical odors were noted or encountered during the site reconnaissance.

4.4 Pits, Ponds and Lagoons

No pits, ponds, or disposal lagoons were noted on Property A and Property B during the site reconnaissance. Narrow drainage ditches were observed along the northern property lines of both Property A and Property B.

4.5 Drums

Weaver Boos did not observe any drums on Property A. As detailed in **Section 4.1** Weaver Boos did observe 55-gallon drums in the Dygert Seating Building that occupies Property B.

4.6 Polychlorinated Biphenyls (PCBs)

Weaver Boos observed the Property A and Property B for the presence of electrical equipment, such as transformers and capacitors that may be suspected of containing PCBs in their dielectric fluids. Weaver Boos did not observe any suspect PCB containing equipment on either Property.

4.7 Stains or Corrosion

During the site-reconnaissance, Weaver Boos did observe the presence of minor staining in two areas of asphalt pavement located on Property A. A portion of the asphalt at one location had been removed. Based on an interview with the *Key Site Manager* the Elkhart County Health Department asked the property owner to remove the asphalt to conduct an inspection of the subsurface beneath one of the stained surface area. They did not identify any findings that warranted further action. The other stained area appears to be confined to the asphalt therefore, Weaver Boos does not believe this condition represent a *recognized environmental condition*. Stained concrete was also observed immediately surrounding two air compressors that were observed at the rear of the building on Property B. No floor drains were observed near the compressors or stained concrete and the area of stained concrete was minor and confined to near the compressors. Weaver Boos believes that this finding does not constitute a *recognized environmental condition*.

4.8 Drains, Sumps, Wells and Subsurface Piping

No drains were observed in the buildings that occupy the Properties. No wells were observed on Property A and Property B. Subsurface piping was observed surrounding the office portions of each building. This piping was associated with a sprinkler system that is used in both buildings..

4.9 Stained Soil

No stained soil was observed during the site reconnaissance.

4.10 Solid Waste

Solid waste generated on-site is disposed in trash dumpsters located to the north of the building that occupies Property B.

5.0 INTERVIEWS

Selected individuals possessing knowledge of the current and past Property A and Property B uses were interviewed to obtain information concerning the potential presence of *recognized environmental conditions*. Owners, site managers, and local agency officials may have records of events or conditions that are not evident during the site reconnaissance or the records review.

5.1 Key Site Manager

Mr. Jim Fransen, Operations Manager of Dygert Seating, Inc. was interviewed as the *Key Site Manager* for both Property A and Property B. Mr. Fransen was present for the site reconnaissance on June 21, 2002 and answered questions concerning both Properties. Mr. Fransen's comments have been incorporated in the report where appropriate.

5.2 Local Government Agencies

The local government agencies contacted during this Phase I ESA include the City of Elkhart Fire Department and the Elkhart County Health Department. The fire department had no record of a current or historical environmental condition associated with either Property. According to the health department an area of stained asphalt was observed during a routine inspection in the fall of 2001 of the building located on Property A. The asphalt was removed and the underlying soil was inspected for any possible impact. The source of the stained pavement was a 55-gallon drum of waste oil temporarily stored outside the building on Property A. No impact was identified and no further actions were taken.

5.3 Other Interviews

Ms. Rita Stephan of Dygert Seating, Inc. was also interviewed during the course of the Phase I ESA. Ms. Stephan's comments have been incorporated in the report where appropriate.

6.0 FINDINGS

We have performed a Phase I Environmental Site Assessment of both Property A and Property B located at 23542 Cooper Drive and 53381 Marina Drive in Elkhart, Indiana. This assessment has revealed no evidence of *recognized environmental conditions* in connection with Property A and Property B.

No historical *recognized environmental conditions* were identified in connection with Property A and Property B. A distribution warehouse occupies Property A. The warehouse was constructed in 1983 and was used to assemble metal seat frames. The building was renovated in early 2002 and has been occupied by Partners Supply for the past two months. Conversion van and previous motor home seats are assembled within the building that occupies Property B. The building was constructed in 1983. Prior to 1983, both Properties were an agricultural field.

7.0 OPINION

Weaver Boos did not identify any evidence of any *recognized environmental conditions* associated with Property A and Property B. Stained pavement was observed on Property A and immediately surrounding two air compressors observed in the building on Property B but Weaver Boos believes that these findings represent de minimis conditions. Fifty-five gallon drums and smaller containers of oil, glue, paint, and cleaning solutions were observed in the building on Property B. The containers were observed either in storage cabinets or directly on concrete slabs. The containers were in good condition and not leaking.

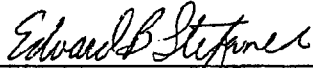
Weaver Boos notes that much of the Elkhart area is underlain by a designated sole-source aquifer consisting of outwash sand and gravel. Because the aquifer is highly permeable and unprotected from surface releases of hazardous substances, many areas of the aquifer are impacted with part per billion, and in some cases, part per million concentrations of industrial solvents, most particularly chlorinated compounds. Although we encountered no indications that the subsurface beneath the Property is so impacted, the experience of Weaver Boos in this area indicates that the presence of such impacts at a specific Property can typically only be confirmed through Phase II investigational activities.

8.0 CONCLUSIONS

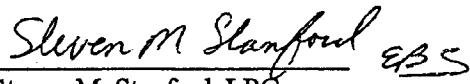
We have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527-00 of 23542 Cooper Drive (Property A) and 53381 Marina Drive (Property B). Any exceptions to or deletions from this practice are described in Section 1.1.2 of this report. This assessment has revealed no evidence of *recognized environmental conditions* in connection with either Property A or Property B.

9.0 SIGNATURES OF ENVIRONMENTAL PROFESSIONALS

This Phase I Environmental Site Assessment was performed by, or under direct supervision of, the undersigned environmental professionals. Resumes of the below-signed environmental professionals are included in **Appendix D - Personnel Qualifications**.



Edward B. Stefanek
Project Manager



Steven M. Stanford, LPG
Senior Project Manager

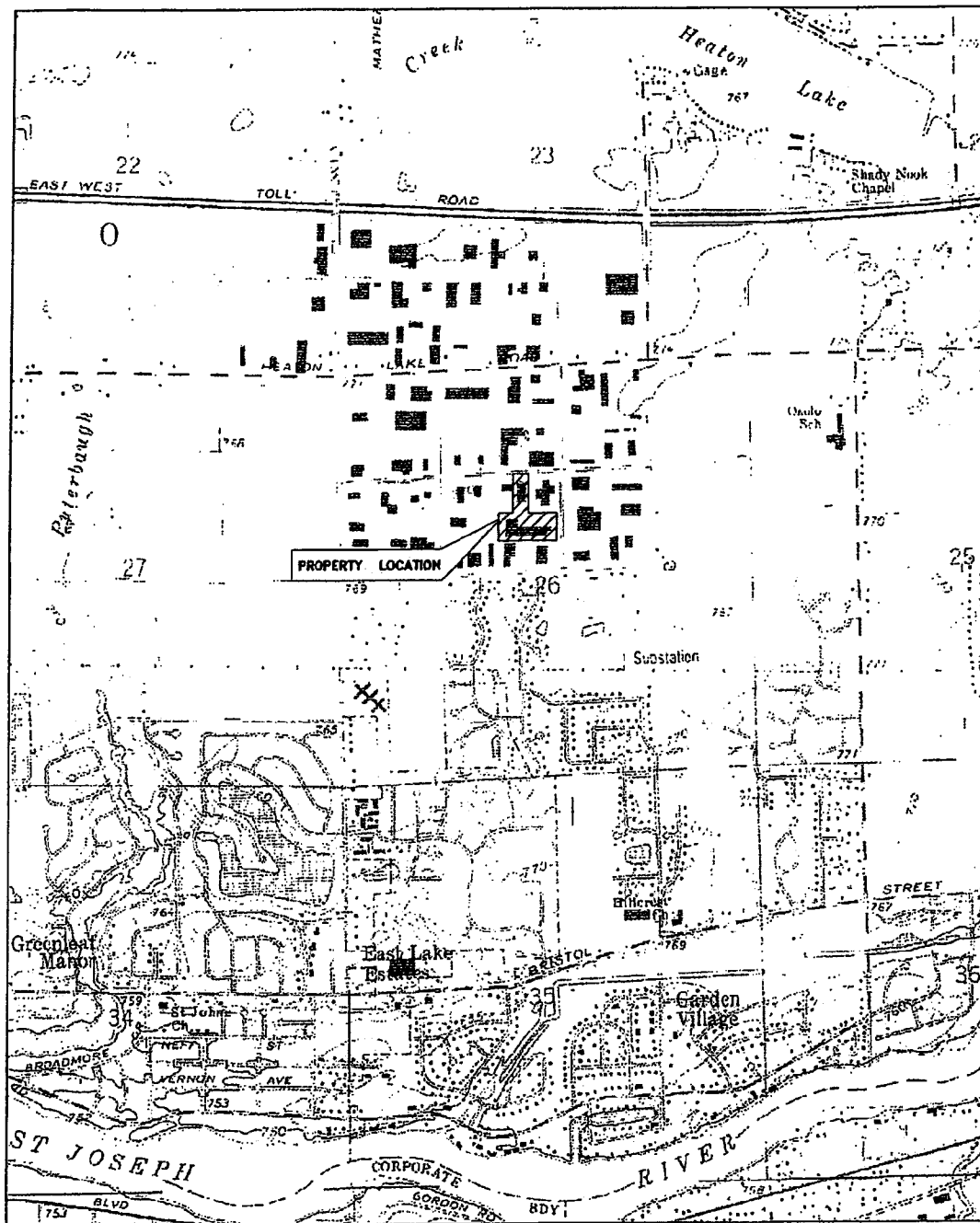
10.0 QUALIFICATIONS

This assessment was developed in general accordance with the technical standards of practice for environmental assessments at the time of implementation. It should be noted that no assessment can completely eliminate the possibility of hazardous waste and/or environmental contamination at a particular site. However, the standard of care exercised for this assessment was in accordance with generally accepted practices and a reasonable effort was made to ensure that the information presented in this report is materially complete and accurate.

The conclusions presented in this report are professional opinions based solely upon visual observations of the site and vicinity and our interpretation of the available historical information and comments reviewed, as described in this report. They are intended for the sole use of our Client. The scope of services performed in execution of this assessment may not be appropriate to satisfy the needs of other users, and any use or reuse of this document or the findings, conclusions, or recommendations presented herein is at the risk of said user. We, therefore, cannot be responsible for independent conclusions, opinions, or recommendations of others based on our assessment. If additional information from the site is generated, it should be provided to us so that we may evaluate its impact on our conclusions.

Privileged and Confidential

FIGURES



ADAPTED FROM THE ELKHART, INDIANA
USGS 7.5 MINUTE SERIES QUADRANGLE

APPROXIMATE SCALE: 1" = 2000'

COPYRIGHT © 2002 WEAVER BOOS AND GORDON, INC. ALL RIGHTS RESERVED.

SITE LOCATION MAP

23542 COOPER DRIVE
AND 53381 MARINA DRIVE
ELKHART, INDIANA

Weaver Boos & Gordon
of Michiana, LLP

SOUTH BEND, INDIANA
(219) 232-4828

DRAWN BY: CS	DATE: 06/28/02	FILE: 0928-351-02
REVIEWED BY: ES	CAD: LOCATION.DWG	FIGURE 1

Privileged and Confidential

APPENDIX A
GLOSSARY OF TERMS

GLOSSARY

adjoining properties — any real property or properties the border of which is contiguous or partially contiguous with that of the property, or that would be contiguous or partially contiguous with that of the property but for a street, road, or other public thoroughfare separating them.

aerial photographs — photographs taken from an airplane or helicopter of areas encompassing the property. Aerial photographs are often available from government agencies or private collections unique to a local area.

appropriate inquiry — that inquiry constituting “all appropriate inquiry into the previous ownership and uses of the property consistent with good commercial or customary practice” as defined in CERCLA, 42 USC § 9601(35)(B), that will give a party to a commercial real estate transaction the innocent landowner defense to CERCLA liability (42 USC § 9601(A) and (B) and 9607(b)(3), assuming compliance with other elements of the defense.

asbestos-containing material (ACM) — any material or product that contains more than one percent asbestos.

building department records — those records of the local government in which the property is located indicating permission of the local government to construct, alter, or demolish improvements on the property. Often building department records are located in the building department of a municipality or county.

Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) — the list of sites compiled by EPA that have investigated or are currently investigating for potential hazardous substance contamination for possible inclusion on the National Priorities List.

construction debris — concrete, brick, asphalt, and other such building materials discarded in the construction of a building or other improvement to property.

demolition debris — concrete, brick, asphalt, and other such building materials discarded in the demolition of a building or other improvement to property.

drum — a container (typically, but not necessarily, holding 55 gal (208 L) of liquid) that may be used to store hazardous substances or petroleum products.

dry wells — underground areas where soil has been removed and replaced with pea gravel, coarse sand, or large rocks. Dry wells are used for drainage, to control storm runoff, for the collection of spilled liquids (intentional and non-intentional) and wastewater disposal (often illegal).

due diligence — the process of inquiring into the environmental characteristics of a parcel of commercial real estate or other conditions, usually in connection with a commercial real estate transaction. The degree and kind of due diligence vary for different properties and differing purposes.

dwelling — structure or portion thereof used for residential habitation.

environmental professional — a person possessing sufficient training and experience necessary to conduct a site reconnaissance, interviews, and other activities in accordance with Practice E 1527, and from the information generated by such activities, having the ability to develop conclusions regarding recognized environmental conditions in connection with the property in question. An individual's status as an environmental professional may be limited to the type of assessment to be performed or to specific segments of the assessment for which the professional is responsible. The person may be an independent contractor or an employee of the user.

environmental site assessment (ESA) — the process by which a person or entity seeks to determine if a particular parcel of real property (including improvements) is subject to recognized environmental conditions. At the option of the user, an environmental site assessment may include more inquiry than that constituting appropriate inquiry or, if the user is not concerned about qualifying for the innocent landowner defense, less inquiry than that constituting appropriate inquiry.

ERNS list — EPA's Emergency Response Notification System list of reported CERCLA hazardous substance releases or spills in quantities greater than the reportable quantity, as maintained at the National Response Center.

fill dirt — dirt, soil, sand, or other earth, that is obtained off-site, that is used to fill holes or depressions, create mounds, or otherwise artificially change the grade or elevation of real property. It does not include material that is used in limited quantities for normal landscaping activities.

fire insurance maps — maps produced for private fire insurance map companies that indicate uses of properties at specified dates and that encompass the property. These maps are often available at local libraries, historical societies, private resellers, or from the map companies who produced them.

hazardous substance — any solid, liquid, or gas which is toxic, flammable, caustic, reactive/explosive, and/or radioactive.

hazardous waste — "a solid waste, or combination of solid wastes, which because of its quantity, concentration, or physical, chemical, or infectious characteristics may — (A) cause, or significantly contribute to an increase in mortality or an increase in serious irreversible, or incapacitating reversible, illness; or (B) pose a substantial present or potential hazard to human health or the environment when improperly treated, stored, transported, or disposed of, or otherwise managed."

The federal government describes hazardous waste based upon the characteristics of ignitability, corrosivity, reactivity, or toxicity, as described in RCRA.

hazardous waste/contaminated sites — sites on which a release has occurred, or is suspected to have occurred, of any hazardous substance, hazardous waste, or petroleum products, and on which release or suspected release has been reported to a government entity.

landfill — a place, location, tract of land, area, or premises used for the disposal of solid wastes as defined by state solid waste regulations. The term is synonymous with the term solid waste disposal site and is also known as a garbage dump, trash dump, or similar term.

local government agencies — those agencies of municipal or county government having jurisdiction over the property. Municipal and county government agencies include but are not limited to cities, parishes, townships, and similar entities.

local street directories — directories published by private (or sometimes government) sources that show ownership, occupancy, use of sites and/or by reference to street addresses. Often local street directories are available at libraries of local governments, colleges or universities, or historical societies.

LUST sites — state lists of leaking underground storage tank sites. Section 9003 (h) of Subtitle I of RCRA gives EPA and states, under cooperative agreements with EPA, authority to clean up releases from UST systems or require owners and operators to do so.

material safety data sheet (MSDS) — written or printed material concerning a hazardous substance which is prepared by chemical manufacturers, importers, and employers for hazardous chemicals pursuant to OSHA's Hazard Communication Standard.

National Priorities List (NPL) — list compiled by EPA pursuant to CERCLA 42 USC § 9605(a)(8)(B) of properties with the highest priority for cleanup pursuant to EPA's hazard ranking system.

occupants — those tenants, subtenants, or other persons or entities using the property or a portion of the property.

owner — generally the fee owner of record of the property.

petroleum products — those substances included within the meaning of the terms within the petroleum exclusion to CERCLA, 42 USC § 9601(14), as interpreted by the courts and EPA, that is: petroleum, including crude oil or any fraction thereof that is not otherwise specifically listed or designated as a hazardous substance under Subparagraphs (A) through (F) of 42 USC § 9601(14), natural gas, natural gas liquids, liquefied natural gas, and synthetic gas usable for fuel (or mixtures of natural gas and such synthetic gas). (The word fraction refers to certain distillates of crude oil, including gasoline, kerosene, diesel oil, jet fuels, and fuel oil, pursuant to Standard Definitions of Petroleum Statistics.

pits, ponds, or lagoons — man-made or natural depressions in a ground surface that are likely to hold liquids or sludge containing hazardous substances or petroleum products. The likelihood of such liquids or sludge being present is determined by evidence of factors associated with the pit, pond, or lagoon, including, but not limited to, discolored water, distressed vegetation, or the presence of an obvious wastewater discharge.

property — the real property that is the subject of the environmental site assessment described in this practice. Real property includes buildings and other fixtures and improvements located on the property and affixed to the land.

publicly available — information that is publicly available means that the source of the information allows access to the information by anyone upon request.

RCRA generators — those persons or entities which generate hazardous wastes, as defined and regulated by RCRA.

RCRA generators list — list kept by EPA of those persons or entities that generate hazardous wastes as defined and regulated by RCRA.

RCRA TSD facilities — those facilities on which treatment, storage, and/or disposal of hazardous wastes takes place, as defined and regulated by RCRA.

RCRA TSD facilities list — list kept by EPA of those facilities on which treatment, storage, and/or disposal of hazardous wastes takes place, as defined and regulated by RCRA.

reasonably ascertainable — for purposes of both this practice and Practice E 1527 information that is publicly available, obtainable from its source within reasonable time and cost constraints, and practically reviewable.

recognized environmental conditions — the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, groundwater, or surface water of the property. The term includes hazardous substances or petroleum products even under conditions in compliance with laws. The term is not intended to include de minimis conditions that generally do not present a material risk of harm to public health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies.

report — the written record of a transaction screen process as required by Practice E 1527 or the written report prepared by the environmental professional and constituting part of a Phase I Environmental Site Assessment, as required by Practice E 1527.

site visit — the visit to the property during which observations are made constituting the site reconnaissance section the Phase I Environmental Site Assessment in Practice E 1527 and the *site visit* requirement of the transaction screen process in this practice.

solid waste disposal site — a place, location, tract of land, area, or premises used for the landfill disposal of solid wastes as defined by state solid waste regulations. The term is synonymous with the term landfill and is also known as a garbage dump, trash dump, or similar term.

solvent — a chemical compound that is capable of dissolving another substance and is itself a hazardous substance used in a number of manufacturing/industrial processes including, but not limited to, the manufacture of paints and coatings for industrial and household purposes, equipment clean-up, and surface degreasing in metal fabricating industries.

state-registered USTs — state lists of underground storage tanks required to be registered under Subtitle I, Section 9002 of RCRA.

sump — a pit, cistern, cesspool, or similar receptacle where liquids drain, collect, or are stored.

TSD Facility — treatment, storage, or disposal facility (see definition of RCRA TSD facilities).

underground storage tank (UST) — any tank, including underground piping connected to the tank, that is or has been used to contain hazardous substances or petroleum products and the volume of which is 10% or more beneath the surface of the ground.

user — the party seeking to use the transaction screen process of this practice or the Phase I Environmental Site Assessment of Practice E 1527 to perform an environmental assessment of the property, a potential tenant of property, an owner of property, a lender, or a property manager.

USGS 7.5 Minute Topographic Map — the map (if any) available from or produced by the United States Geological Survey, entitled "USGS 7.5 Minute Topographic Map," and showing the property.

wastewater — water that is or has been used in an industrial or manufacturing process, conveys or has conveyed sewage, or is directly related to manufacturing, processing, or raw materials storage areas at an industrial plant. Wastewater does not include water originating on or passing through or adjacent to a site, such as stormwater flows, that has not been used in industrial or manufacturing processes, has not been combined with sewage, or is not directly related to manufacturing, processing, or raw materials storage areas at an industrial plant.

zoning/land use records — those records of the local government in which the property is located indicating the uses permitted by the local government in particular zones within its jurisdiction. The records may consist of maps and/or written records. They are often located in the planning department of a municipality or county.

Privileged and Confidential

APPENDIX B
WEAVER BOOS PROPOSAL M20224

WEAVER
BOOS
&
GORDON
OF
MICHIANA
LLC
GEO-ENVIRONMENTAL ENGINEERS
AND SCIENTISTS

May 9, 2002
Proposal M20224

Mr. Tim Hall
Flexsteel Industries
3400 Jackson Street
Dubuque, Iowa 52001

Re: Phase I Environmental Site Assessment Proposal
23542 Cooper Drive and 53381 Marina Drive
Elkhart, Indiana

Dear Mr. Hall:

In response to your request, **Weaver Boos & Gordon of Michiana, LLC** (Weaver Boos) is pleased to provide you with this proposal for Phase I Environmental Site Assessment (Phase I ESA) services concerning the above referenced properties (the Properties).

PURPOSE

The objective of the Phase I ESA is to identify conditions that through the review of certain reasonably available information may indicate the presence of a *recognized environmental condition*. The American Society for Testing Materials (ASTM) *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process* (E1527-00) defines a *recognized environmental condition* as "the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, groundwater, or surface water of the property." Please note that the presence of a *recognized environmental condition* and an evaluation of the potential risk associated with the *recognized environmental condition(s)* identified and the Properties may require additional investigation beyond the Scope of Work presented in this Proposal.

Mr. Tim Hall
May 9, 2002
Page 2

SCOPE OF WORK

Weaver Boos will conduct a Phase I ESA for the Properties in accordance with the ASTM E1527-00 and generally accepted industry standards concerning environmental site assessments. The proposed Phase I ESA will generally consist of the five following components:

Records Review

Weaver Boos will review relevant, *reasonably ascertainable* federal, state, county, and municipal standard historical sources for records concerning the Properties in an effort to identify the presence of potential *recognized environmental conditions*. Examples of sources of such records include, but are not limited to state and federal regulatory agencies and local building, health, fire or planning departments.

Site Reconnaissance

Weaver Boos will visit the Properties to physically observe reasonably accessible interior and exterior areas of the Properties and structures present at the Properties in an effort to identify the presence of potential *recognized environmental conditions*. This will include observations of a representative number of tenant spaces, if applicable and necessary. The methods utilized and any limitations due to the physical configuration of the Properties or the methods utilized will be documented in the report.

Interviews

Weaver Boos will interview the current owner(s) and occupant(s) of the Properties in addition to municipal and/or regulatory agency representatives to collect information concerning the current and historical uses of the Properties in an effort to identify potential *recognized environmental conditions*. Examples of the municipal and/or regulatory agency representatives that Weaver Boos may contact include, but are not limited to, building and fire department inspectors and other local agencies that have jurisdiction over environmental issues in the area the Properties is located.

Mr. Tim Hall
May 9, 2002
Page 3

Historical Use

Weaver Boos will develop a history of the previous uses and/or occupants of the Properties with information obtained in the tasks described above in an effort to identify potential *recognized environmental conditions*. Weaver Boos will identify the obvious historical uses of the Properties from the present back until the Properties's first obvious developed use or back to 1940, whichever is earlier.

Report

Weaver Boos will prepare two individual written reports, specific to 23542 Cooper Drive and 53381 Marina Drive, that specifically lists any *recognized environmental conditions* identified during the course of the Phase I ESA. The written report will consolidate and discuss information gathered in the tasks described above and append any significant documents.

PARTICIPATION BY FLEXSTEEL INDUSTRIES

Weaver Boos will need the following information in order to start the proposed Phase I ESA:

- An executed copy of the Proposal Acceptance Sheet
- A legal description of the Properties
- A plat of survey showing the configuration and boundaries of the Properties
- All known street addresses of the Properties
- All known parcel index numbers (PINs or tax ID numbers) for the Properties
- The name of the owner of record of the Properties
- The name and telephone number of the person, identified by the owner as the *key site manager*, who will provide Weaver Boos with access to the Properties and who possesses a good working knowledge of the uses and physical characteristics of the Properties and its history

Mr. Tim Hall
May 9, 2002
Page 4

- Any additional information in your possession concerning the past or present environmental condition of the Properties including, but not limited to, previous environmental reports, consent orders and permits, etc.

SCHEDULE

Weaver Boos is prepared to start this Phase I ESA upon receipt of your authorization to proceed. Weaver Boos will provide Flexsteel Industries an oral report of findings and identify any issues which may present a *recognized environmental condition* as early as practicable to allow as much time as possible to perform any additional work that may be required. Weaver Boos anticipates completing and finalizing the final written Phase I ESA within approximately two weeks of conducting the site reconnaissance. Weaver Boos will communicate any changes to this schedule directly to you throughout the project.

COST ESTIMATE

Based upon our understanding of your objectives, our knowledge of the Properties, and the Scope of Work presented, we estimate that this Phase I ESA can be completed for a budget of \$ 2,150.00. Under the authorized Scope of Work, Weaver Boos will provide Flexsteel Industries with three copies of the final report for this project.

The estimated cost and proposed Scope of Work are based on information available to Weaver Boos at this time. If conditions change, work extends beyond the schedule completion date, unforeseen circumstances are encountered, or work efforts are redirected, the cost estimate may require modification. We fully expect to complete the proposed Scope of Work for the stated sum, which will not be exceeded without your prior authorization. Any additional consultation or services authorized by Flexsteel Industries beyond the Scope of Work presented in this proposal will be billed in accordance with the attached Fee Schedule.

Mr. Tim Hall
May 9, 2002
Page 5

AUTHORIZATION

Should this proposal meet with your objectives, please indicate your authorization to proceed by signing and returning the attached Proposal Acceptance Sheet to our office. Execution of the attached Proposal Acceptance Sheet will constitute acceptance of the General Terms and Conditions, which are incorporated herein by reference. Any modification to this proposal or the attached General Terms and Conditions must be accepted by both parties. This proposal is valid if accepted within 30 days of issuance and for work performed within 90 days of acceptance.

We appreciate this opportunity to be of service and are looking forward to working with you on this project. If you should have any questions or comments concerning this proposal, please do not hesitate to contact our office at 219-232-4826.

Very Truly Yours,

Weaver Boos & Gordon of Michiana, LLC



Edward B. Stefanek
Project Manager

Attachments: Proposal Acceptance Sheet
General Terms and Conditions
Fee Schedule

WEAVER BOOS & GORDON OF MICHIANA, LLC
630 EAST BRONSON STREET
SUITE 1
SOUTH BEND, INDIANA 46601
Voice: (219) 232-4826
Fax: (219) 232-4833

PROPOSAL ACCEPTANCE SHEET

Description of Services: Phase I Environmental Site Assessment
Properties Address: 23542 Cooper Drive and 53381 Marina Drive
Project City/State: Elkhart, Indiana
Weaver Boos Proposal No.: M20224 Date: May 6, 2002
Client Contract No.: Date:

For approval and payment of charges, invoices will be charged to the account of:

Fee: \$ 2,150.00 Attention: Mr. Tim Hall
Firm: Flexsteel Industries Telephone: 563-556-7734
Street Address: 3400 Jackson Street Fax: 563-556-8345
City/State: Dubuque, Iowa
Zip Code: 52001

This AGREEMENT is subject to the following special provisions/payment schedule:
Weaver Boos & Gordon, of Michiana, LLC Proposal Number M20224 and all attachments.
Two written reports will be prepared specific to each property (23542 Cooper Drive and
53381 Marina Drive).

Accepted by:

Client

Weaver Boos & Gordon of Michiana, LLC

By (Signature)

By (Signature)

By (Type/Print)

Edward B. Stefanek

By (Type/Print)

Title

Project Manager

Title

Accepted _____, 20____

Acknowledge the Terms and Conditions

Accepted _____, 20____

Acknowledge the Terms and Conditions

WEAVER BOOS & GORDON OF MICHIANA, LLC
630 EAST BRONSON STREET
SUITE 1

SOUTH BEND, INDIANA 46601

Voice: (219) 232-4826

Fax: (219) 232-4833

(574)

PROPOSAL ACCEPTANCE SHEET

Description of Services: **Phase I Environmental Site Assessment**
Properties Address: **23542 Cooper Drive and 53381 Marina Drive**
Project City/State: **Elkhart, Indiana**
Weaver Boos Proposal No.: **M20224** Date: **May 6, 2002**
Client Contract No.: Date:

For approval and payment of charges, invoices will be charged to the account of:

Fee: **\$ 2,150.00** Attention: **Mr. Tim Hall**
Firm: **Flexsteel Industries** Telephone: **563-556-7734**
Street Address: **3400 Jackson Street** Fax: **563-556-8345**
City/State: **Dubuque, Iowa**
Zip Code: **52001**

This AGREEMENT is subject to the following special provisions/payment schedule:
Weaver Boos & Gordon, of Michiana, LLC Proposal Number M20224 and all attachments.
Two written reports will be prepared specific to each property (23542 Cooper Drive and
53381 Marina Drive).

Accepted by:
Flexsteel Industries, Inc.
Client

Timothy E. Hall
By (Signature)

Timothy E. Hall
By (Type/Print)

Transferor
Title

Accepted June 14, 2002
Acknowledge the Terms and Conditions

Weaver Boos & Gordon of Michiana, LLC

Edward B. Stefanek
By (Signature)

Edward B. Stefanek
By (Type/Print)

Project Manager
Title

Accepted 6-14, 2002
Acknowledge the Terms and Conditions

APPENDIX C
REGULATORY DOCUMENTATION



The EDR Radius Map with GeoCheck®

**53381 Marina Dr/23542 Cooper Dr
53381 Marina Dr/23542 Cooper Dr
Elkhart, IN 46514**

Inquiry Number: 799830.3s

June 18, 2002

The Source For Environmental Risk Management Data

**3530 Post Road
Southport, Connecticut 06490**

Nationwide Customer Service

**Telephone: 1-800-352-0050
Fax: 1-800-231-6802
Internet: www.edrnet.com**

FORM-001

TABLE OF CONTENTS

<u>SECTION</u>	<u>PAGE</u>
Executive Summary.....	ES1
Overview Map.....	2
Detail Map.....	3
Map Findings Summary.....	4
Map Findings.....	5
Orphan Summary.....	10
Government Records Searched/Data Currency Tracking.....	GR-1
 <u>GEOCHECK ADDENDUM</u>	
Physical Setting Source Addendum.....	A-1
Physical Setting Source Summary.....	A-2
Physical Setting Source Map.....	A-6
Physical Setting Source Map Findings.....	A-7
Physical Setting Source Records Searched.....	A-9

Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

Disclaimer

Copyright and Trademark Notice

This report contains information obtained from a variety of public and other sources. NO WARRANTY EXPRESSED OR IMPLIED, IS MADE WHATSOEVER IN CONNECTION WITH THIS REPORT. ENVIRONMENTAL DATA RESOURCES INC. SPECIFICALLY DISCLAIMS THE MAKING OF ANY SUCH WARRANTIES, INCLUDING WITHOUT LIMITATION, MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE. ALL RISK IS ASSUMED BY THE USER. IN NO EVENT SHALL EDR BE LIABLE TO ANYONE, WHETHER ARISING OUT OF ERRORS OR OMISSIONS, NEGLIGENCE, ACCIDENT OR ANY OTHER CAUSE, FOR ANY LOSS OR DAMAGE, INCLUDING, WITHOUT LIMITATION, SPECIAL, INCIDENTAL, CONSEQUENTIAL, OR EXEMPLARY DAMAGES.

Entire contents copyright 2001 by Environmental Data Resources, Inc. All rights reserved. Reproduction in any media or format, in whole or in part, of any report or map of Environmental Data Resources, Inc., or its affiliates, is prohibited without prior written permission.

EDR and the edr logos are trademarks of Environmental Data Resources, Inc. or its affiliates. All other trademarks used herein are the property of their respective owners.

EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc. (EDR). The report meets the government records search requirements of ASTM Standard Practice for Environmental Site Assessments, E 1527-00. Search distances are per ASTM standard or custom distances requested by the user.

TARGET PROPERTY INFORMATION

ADDRESS

53381 MARINA DR/23542 COOPER DR
ELKHART, IN 46514

COORDINATES

Latitude (North): 41.718800 - 41° 43' 7.7"
Longitude (West): 85.916600 - 85° 54' 59.8"
Universal Transverse Mercator: Zone 16
UTM X (Meters): 590121.6
UTM Y (Meters): 4618909.5

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property: 2441085-F8 ELKHART, IN
Source: USGS 7.5 min quad index

TARGET PROPERTY SEARCH RESULTS

The target property was identified in the following government records. For more information on this property see page 5 of the attached EDR Radius Map report:

<u>Site</u>	<u>Database(s)</u>	<u>EPA ID</u>
DYGERT SEATING INC 53381 MARINA DR ELKHART, IN 46514	FINDS	CRTK03071
DYGERT SEATING STEEL DIVISION 23542 COOPER DR. ELKHART, IN 46515	FINDS	110000398757

DATABASES WITH NO MAPPED SITES

No mapped sites were found in EDR's search of available ("reasonably ascertainable ") government records either on the target property or within the ASTM E 1527-00 search radius around the target property for the following databases:

FEDERAL ASTM STANDARD

NPL..... National Priority List
Proposed NPL..... Proposed National Priority List Sites
CERCLIS..... Comprehensive Environmental Response, Compensation, and Liability Information System
CERC-NFRAP..... CERCLIS No Further Remedial Action Planned
CORRACTS..... Corrective Action Report
RCRIS-TSD..... Resource Conservation and Recovery Information System
RCRIS-LQG..... Resource Conservation and Recovery Information System

EXECUTIVE SUMMARY

ERNS..... Emergency Response Notification System

STATE ASTM STANDARD

SHWS..... List of Hazardous Waste Response Sites Scored Using the Indiana Scoring Model
SWF/LF..... Permitted Solid Waste Facilities
LUST..... Lust Leaking Underground Storage Tank List
VCP..... Voluntary Remediation Program Site List

FEDERAL ASTM SUPPLEMENTAL

CONSENT..... Superfund (CERCLA) Consent Decrees
ROD..... Records Of Decision
Delisted NPL..... National Priority List Deletions
HMIRS..... Hazardous Materials Information Reporting System
MLTS..... Material Licensing Tracking System
MINES..... Mines Master Index File
NPL Liens..... Federal Superfund Liens
PADS..... PCB Activity Database System
RAATS..... RCRA Administrative Action Tracking System
TRIS..... Toxic Chemical Release Inventory System
TSCA..... Toxic Substances Control Act
FTTS..... FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)

STATE OR LOCAL ASTM SUPPLEMENTAL

IN Spills..... Spills Incidents

EDR PROPRIETARY HISTORICAL DATABASES

Coal Gas..... Former Manufactured Gas (Coal Gas) Sites

SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were Identified.

Elevations have been determined from the USGS 1 degree Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified. EDR's definition of a site with an elevation equal to the target property includes a tolerance of +/- 10 feet. Sites with an elevation equal to or higher than the target property have been differentiated below from sites with an elevation lower than the target property (by more than 10 feet). Page numbers and map identification numbers refer to the EDR Radius Map report where detailed data on individual sites can be reviewed.

Sites listed in ***bold italics*** are in multiple databases.

Unmappable (orphan) sites are not considered in the foregoing analysis.

FEDERAL ASTM STANDARD

RCRIS: The Resource Conservation and Recovery Act database includes selected information on sites that generate, store, treat, or dispose of hazardous waste as defined by the Act. The source of this

EXECUTIVE SUMMARY

database is the U.S. EPA.

A review of the RCRIS-SQG list, as provided by EDR, and dated 03/22/2002 has revealed that there are 8 RCRIS-SQG sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
<i>SMM CORP</i>	<i>53364 MARINA DR</i>	<i>0 - 1/8 N</i>	<i>A3</i>	<i>5</i>
<i>VAHALA FOAM INC</i>	<i>53293 MARINA DR</i>	<i>0 - 1/8 N</i>	<i>B4</i>	<i>5</i>
<i>GEOCEL LIMITED INC</i>	<i>53280 MARINA DR</i>	<i>0 - 1/8 N</i>	<i>B5</i>	<i>6</i>
<i>STILES INC.</i>	<i>23551 COOPER DR.</i>	<i>1/8 - 1/4 NNW</i>	<i>6</i>	<i>7</i>
<i>ENVIRONMENTAL TEST SYSTEMS, IN</i>	<i>23575 COUNTY ROAD 106</i>	<i>1/8 - 1/4 SSW</i>	<i>7</i>	<i>7</i>
<i>CHIPCO INC</i>	<i>53224 MARINA DR</i>	<i>1/8 - 1/4 N</i>	<i>C8</i>	<i>8</i>
<i>R E JACKSON CO INC</i>	<i>53217 MARINA DR</i>	<i>1/8 - 1/4 N</i>	<i>C9</i>	<i>8</i>
<i>ADORN INC</i>	<i>23261 COOPER DR</i>	<i>1/8 - 1/4 NE</i>	<i>11</i>	<i>9</i>

STATE ASTM STANDARD

UST: The Underground Storage Tank database contains registered USTs. USTs are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA). The data come from the Department of Environmental Management's Indiana Registered Underground Storage Tanks list.

A review of the UST list, as provided by EDR, and dated 03/27/2002 has revealed that there is 1 UST site within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
ELKHART STEEL SERVICE INC	23321 CR 106	1/8 - 1/4 SSE	10	9

EXECUTIVE SUMMARY

Due to poor or inadequate address information, the following sites were not mapped:

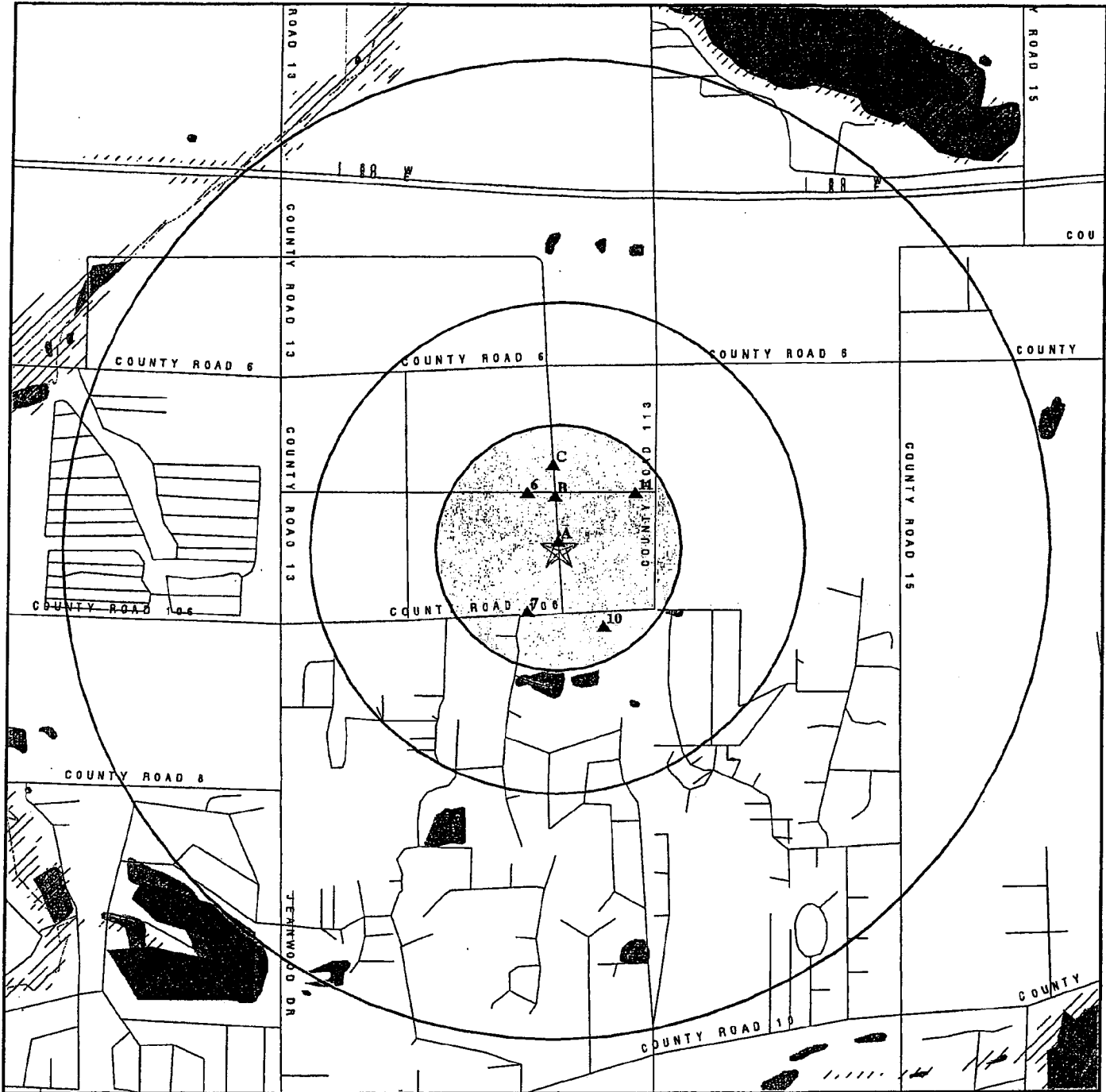
Site Name

LUSHER AVENUE
ELKHART DRUM
NORTH SHORE DRIVE
CIRCLE R
ELKHART SLUDGE FARM
EARTHMOVERS LANDFILL
WARNER & SONS C/D SITE
ELKHART COUNTY LANDFILL
H.B. FULLER
ELKHART MARKET WEST LLC
WILTS FOOD CTR
27683 PLAINSFIELD DR.

Database(s)

SHWS
CERCLIS
CERCLIS
CERC-NFRAP
CERC-NFRAP
SWF/LF
SWF/LF
SWF/LF
VCP
FINDS, VCP
FINDS, VCP
ERNS

OVERVIEW MAP - 799830.3s - Weaver Boos & Gordon of Mich.



- ★ Target Property
- ▲ Sites at elevations higher than or equal to the target property
- ◆ Sites at elevations lower than the target property
- ▲ Coal Gasification Sites
- National Priority List Sites
- Landfill Sites

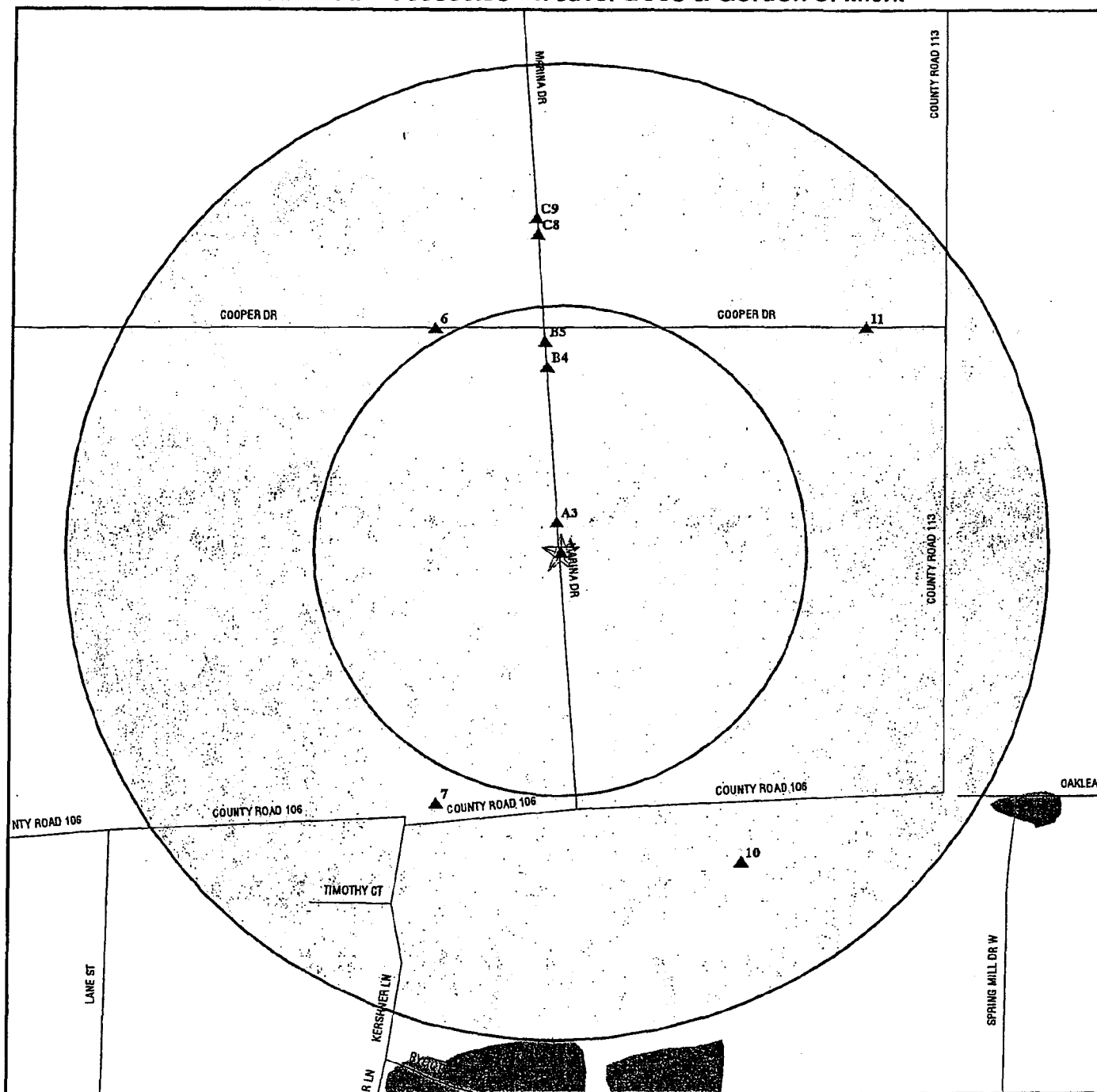
- ~ Power transmission lines
- ~ Oil & Gas pipelines
- ▨ 100-year flood zone
- ▨ 500-year flood zone
- Wetlands

0 1/4 1/2 1 Miles

TARGET PROPERTY: 53381 Marina Dr/23542 Cooper Dr
 ADDRESS: 53381 Marina Dr/23542 Cooper Dr
 CITY/STATE/ZIP: Elkhart IN 46514
 LAT/LONG: 41.7188 / 85.9166

CUSTOMER: Weaver Boos & Gordon of Mich.
 CONTACT: Ed Stefanek
 INQUIRY #: 799830.3s
 DATE: June 18, 2002 7:17 am

DETAIL MAP - 799830.3s - Weaver Boos & Gordon of Mich.



- ★ Target Property
- ▲ Sites at elevations higher than or equal to the target property
- ◆ Sites at elevations lower than the target property
- ▲ Coal Gasification Sites
- Sensitive Receptors
- ▨ National Priority List Sites
- ▨ Landfill Sites

- Power transmission lines
- Oil & Gas pipelines
- ▨ 100-year flood zone
- ▨ 500-year flood zone
- ▨ Wetlands

0 1/16 1/8 1/4 Miles

TARGET PROPERTY: 53381 Marina Dr/23542 Cooper Dr
 ADDRESS: 53381 Marina Dr/23542 Cooper Dr
 CITY/STATE/ZIP: Elkhart IN 46514
 LAT/LONG: 41.7188 / 85.9166

CUSTOMER: Weaver Boos & Gordon of Mich.
 CONTACT: Ed Stefanek
 INQUIRY #: 799830.3s
 DATE: June 18, 2002 7:17 am

MAP FINDINGS SUMMARY

Database	Target Property	Search Distance (Miles)	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
<u>FEDERAL ASTM STANDARD</u>								
NPL		1.000	0	0	0	0	NR	0
Proposed NPL		1.000	0	0	0	0	NR	0
CERCLIS		0.500	0	0	0	NR	NR	0
CERC-NFRAP		0.250	0	0	NR	NR	NR	0
CORRACTS		1.000	0	0	0	0	NR	0
RCRIS-TSD		0.500	0	0	0	NR	NR	0
RCRIS Lg. Quan. Gen.		0.250	0	0	NR	NR	NR	0
RCRIS Sm. Quan. Gen.		0.250	3	5	NR	NR	NR	8
ERNS		TP	NR	NR	NR	NR	NR	0
<u>STATE ASTM STANDARD</u>								
State Haz. Waste		1.000	0	0	0	0	NR	0
State Landfill		0.500	0	0	0	NR	NR	0
LUST		0.500	0	0	0	NR	NR	0
UST		0.250	0	1	NR	NR	NR	1
VCP		1.000	0	0	0	0	NR	0
<u>FEDERAL ASTM SUPPLEMENTAL</u>								
CONSENT		1.000	0	0	0	0	NR	0
ROD		1.000	0	0	0	0	NR	0
Delisted NPL		1.000	0	0	0	0	NR	0
FINDS	X	TP	NR	NR	NR	NR	NR	0
HMIRS		TP	NR	NR	NR	NR	NR	0
MLTS		TP	NR	NR	NR	NR	NR	0
MINES		0.250	0	0	NR	NR	NR	0
NPL Liens		TP	NR	NR	NR	NR	NR	0
PADS		TP	NR	NR	NR	NR	NR	0
RAATS		TP	NR	NR	NR	NR	NR	0
TRIS		TP	NR	NR	NR	NR	NR	0
TSCA		TP	NR	NR	NR	NR	NR	0
FTTS		TP	NR	NR	NR	NR	NR	0
<u>STATE OR LOCAL ASTM SUPPLEMENTAL</u>								
IN Spills		TP	NR	NR	NR	NR	NR	0
<u>EDR PROPRIETARY HISTORICAL DATABASES</u>								
Coal Gas		1.000	0	0	0	0	NR	0
AQUIFLOW - see EDR Physical Setting Source Addendum								

TP = Target Property

NR = Not Requested at this Search Distance

* Sites may be listed in more than one database

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
EPA ID Number

Coal Gas Site Search: No site was found in a search of Real Property Scan's ENVIROHAZ database.

A1 DYGERT SEATING INC
Target 53381 MARINA DR
Property ELKHART, IN 46514

FINDS 1004498204
CRTK03071

Site 1 of 3 in cluster A

FINDS:

Other Pertinent Environmental Activity Identified at Site:
State Systems (STATE)

A2 DYGERT SEATING STEEL DIVISION
Target 23542 COOPER DR.
Property ELKHART, IN 46515

FINDS 1004482935
110000398757

Site 2 of 3 in cluster A

FINDS:

Other Pertinent Environmental Activity Identified at Site:
Facility Registry System (FRS)
State Systems (STATE)
Toxic Chemical Release Inventory System (TRIS)

A3 SMM CORP
North 53364 MARINA DR
< 1/8 ELKHART, IN 46515
82 ft.
Higher Site 3 of 3 in cluster A

RCRIS-SQG 1000109029
FINDS IND074301268

RCRIS:

Owner: LOWENHAR JUDD
(312) 555-1212

EPA ID: IND074301268

Contact: JUDD LOWENHAR
(219) 262-4571

Classification: Small Quantity Generator

Used Oil Recyc: No

TSDF Activities: Not reported

Violation Status: No violations found

FINDS:

Other Pertinent Environmental Activity Identified at Site:
Facility Registry System (FRS)
Resource Conservation and Recovery Act Information system (RCRAINFO)
State Systems (STATE)

B4 VAHALA FOAM INC
North 53293 MARINA DR
< 1/8 ELKHART, IN 46515
500 ft.
Higher Site 1 of 2 in cluster B

RCRIS-SQG 1004699896
INR000004135

Map ID
Direction
Distance
Distance (ft.)
Elevation

MAP FINDINGS

VAHALA FOAM INC (Continued)

EDR ID Number
EPA ID Number

Database(s)

1004699896

RCRIS:

Owner: DANIEL P VAHALA

(219) 875-3157

EPA ID: INR000004135

Contact: DANIEL VAHALA

(219) 264-9942

Classification: Small Quantity Generator

Used Oil Recyc: No

TSD Activities: Not reported

Violation Status: No violations found

B5
North
< 1/8
569 ft.
Higher

GEOCEL LIMITED INC
53280 MARINA DR
ELKHART, IN 46514

RCRIS-SQG 1000892732
FINDS 46514GCLCR53
TRIS

Site 2 of 2 in cluster B

RCRIS:

Owner: GEOCEL LIMITED INCORPORATED

(219) 264-0645

EPA ID: IND069763639

Contact: STUART BUTTERS

(219) 264-0645

Classification: Small Quantity Generator

Used Oil Recyc: No

TSD Activities: Not reported

Violation Status: Violations exist

Regulation Violated:

262.11

Area of Violation:

GENERATOR-GENERAL REQUIREMENTS

Date Violation Determined:

02/13/1998

Enforcement Action:

WRITTEN INFORMAL

Enforcement Action Date:

03/27/1998

Penalty Type:

Not reported

Regulation Violated:

265.32

Area of Violation:

TSD-PREPAREDNESS/PREVENTION REQUIREMENTS

Date Violation Determined:

02/13/1998

Enforcement Action:

WRITTEN INFORMAL

Enforcement Action Date:

03/27/1998

Penalty Type:

Not reported

There are 2 violation record(s) reported at this site:

<u>Evaluation</u>	<u>Area of Violation</u>	<u>Date of Compliance</u>
Compliance Schedule Evaluation	GENERATOR-GENERAL REQUIREMENTS	05/12/199
	TSD-PREPAREDNESS/PREVENTION REQUIREMENTS	05/12/199
Compliance Evaluation Inspection	GENERATOR-GENERAL REQUIREMENTS	05/12/199
	TSD-PREPAREDNESS/PREVENTION REQUIREMENTS	05/12/199

Map ID
Direction
Distance
Distance (ft.)
Elevation

Site

MAP FINDINGS

Database(s)
EDR ID Number
EPA ID Number

GEOCEL LIMITED INC (Continued)

1000892732

FINDS:

Other Pertinent Environmental Activity Identified at Site:

Biennial Reporting System (BRS)

Facility Registry System (FRS)

Resource Conservation and Recovery Act Information system (RCRAINFO)

State Systems (STATE)

Toxic Chemical Release Inventory System (TRIS)

6
NNW
1/8-1/4
692 ft.
Higher

STILES INC.
23551 COOPER DR.
ELKHART, IN 46514

RCRIS-SQG 1000281387
FINDS IND088732326

RCRIS:

Owner: BOWMAN HARRY
(219) 262-3671

EPA ID: IND088732326

Contact: MATT BUNNER
(219) 262-3671

Classification: Small Quantity Generator

Used Oil Recyc: No

TSDF Activities: Not reported

Violation Status: No violations found

FINDS:

Other Pertinent Environmental Activity Identified at Site:

AIRS Facility System (AIRS/AFS)

Facility Registry System (FRS)

National Emissions Trends (NET)

Resource Conservation and Recovery Act Information system (RCRAINFO)

State Systems (STATE)

Toxic Chemical Release Inventory System (TRIS)

7
SSW
1/8-1/4
754 ft.
Higher

ENVIRONMENTAL TEST SYSTEMS, INC.
23575 COUNTY ROAD 106
ELKHART, IN 46514

RCRIS-SQG 1000261549
FINDS IND152094785

RCRIS:

Owner: STEPHENSON HARRY T
(312) 555-1212

EPA ID: IND152094785

Contact: MICHAEL PRESNAL
(219) 262-2060

Classification: Small Quantity Generator

Used Oil Recyc: No

TSDF Activities: Not reported

Map ID
Direction
Distance
Distance (ft.)
Elevation

MAP FINDINGS

ENVIRONMENTAL TEST SYSTEMS, INC. (Continued)

EDR ID Number
EPA ID Number

Database(s)

Violation Status: No violations found

1000261549

FINDS:

Other Pertinent Environmental Activity Identified at Site:

AIRS Facility System (AIRS/AFS)
Facility Registry System (FRS)
National Emissions Trends (NET)
Resource Conservation and Recovery Act Information system (RCRAINFO)
State Systems (STATE)

C8
North
1/8-1/4
860 ft.
Higher

CHIPCO INC
53224 MARINA DR
ELKHART, IN 46514

RCRIS-SQG 1004698810
IND000238832

Site 1 of 2 in cluster C

RCRIS:

Owner: CHIPO INC
(219) 264-1818
EPA ID: IN0000238832
Contact: BECKY LOTH
(219) 264-1818
Classification: Small Quantity Generator
Used Oil Recyc: No
TSDF Activities: Not reported
Violation Status: No violations found

C9
North
1/8-1/4
903 ft.
Higher

R E JACKSON CO INC
53217 MARINA DR
ELKHART, IN 46514

RCRIS-SQG 1000265319
FINDS IND065854887

Site 2 of 2 in cluster C

RCRIS:

Owner: NAME NOT REPORTED
(312) 555-1212
EPA ID: IND065854887
Contact: ROBERT FRITZ
(219) 264-7557
Classification: Small Quantity Generator
Used Oil Recyc: No
TSDF Activities: Not reported
Violation Status: No violations found

FINDS:

Other Pertinent Environmental Activity Identified at Site:

Facility Registry System (FRS)
Resource Conservation and Recovery Act Information system (RCRAINFO)
State Systems (STATE)

Map ID
Direction
Distance
Distance (ft.)
Elevation

MAP FINDINGS

10
SSE
1/8-1/4
971 ft.
Higher

ELKHART STEEL SERVICE INC
23321 CR 106
ELKHART, IN 46514

Database(s)
EDR ID Number
EPA ID Number

UST 1000754199
N/A

UST:

Facility ID: 1671
Tank Number: 1
Tank Status: PERMANENTLY OUT OF SERVICE
Install Date: 01/01/1980
Closure Date: 3/29/93 0:00
Owner Id: 1617
Company Name: Elkhart Steel Service Inc
Mailing Address: 23321 Cr 106
Elkhart, IN 46514

Facility ID: 1671
Tank Number: 2
Tank Status: PERMANENTLY OUT OF SERVICE
Install Date: 01/01/1980
Closure Date: 3/29/93 0:00
Owner Id: 1617
Company Name: Elkhart Steel Service Inc
Mailing Address: 23321 Cr 106
Elkhart, IN 46514

11
NE
1/8-1/4
1017 ft.
Higher

ADORN INC
23261 COOPER DR
ELKHART, IN 46514

RCRIS-SQG 1000825488
FINDS IND985047976

RCRIS:

Owner: ADORN INC
(219) 264-0059
EPA ID: IND985047976
Contact: TODD CLEVELAND
(219) 264-0059
Classification: Small Quantity Generator
Used Oil Recyc: No
TSDF Activities: Not reported
Violation Status: No violations found

FINDS:

Other Pertinent Environmental Activity Identified at Site:
Facility Registry System (FRS)
Resource Conservation and Recovery Act Information system (RCRAINFO)
State Systems (STATE)

ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
ELKHART	S105165699	LUSHER AVENUE	CR 18 AND 21ST STREET		SHWS
ELKHART	S105202400	H.B. FULLER	24087 CR 6 EAST		VCP
ELKHART	1001814500	ELKHART DRUM	1425 ADAM STREET	46514	CERCLIS
ELKHART	1003870725	CIRCLE R	CIRCLE R LANE	46514	CERC-NFRAP
ELKHART	1003870653	ELKHART SLUDGE FARM	COUNTY ROAD 3	46514	CERC-NFRAP
ELKHART	1004484212	ELKHART MARKET WEST LLC	1200 NAPPANNEE ST	46514	FINDS, VCP
ELKHART	2000544991	27683 PLAINSFIELD DR.	27683 PLAINSFIELD DR.	46514	ERNS
ELKHART	1004484203	WILTS FOOD CTR	100 E SHOPPING PLACE	46514	FINDS, VCP
ELKHART	1001814485	NORTH SHORE DRIVE	NORTH SHORE DRIVE	46514	CERCLIS
ELKHART COUNTY	S105180368	EARTHMOVERS LANDFILL	CR 26, 1/2 MILE EAST OF CR 7		SWF/LF
ELKHART COUNTY	S105180304	WARNER & SONS C/D SITE	24399 CR 45, NEAR TOWN OF DUNLAP		SWF/LF
ELKHART COUNTY	S105180303	ELKHART COUNTY LANDFILL	CR 7, 1 1/2 MILES SOUTH OF CR 20		SWF/LF

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

To maintain currency of the following federal and state databases, EDR contacts the appropriate governmental agency on a monthly or quarterly basis, as required.

Elapsed ASTM days: Provides confirmation that this EDR report meets or exceeds the 90-day updating requirement of the ASTM standard.

FEDERAL ASTM STANDARD RECORDS

NPL: National Priority List

Source: EPA

Telephone: N/A

National Priorities List (Superfund). The NPL is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund Program. NPL sites may encompass relatively large areas. As such, EDR provides polygon coverage for over 1,000 NPL site boundaries produced by EPA's Environmental Photographic Interpretation Center (EPIC) and regional EPA offices.

Date of Government Version: 01/29/02

Date Made Active at EDR: 02/25/02

Database Release Frequency: Semi-Annually

Date of Data Arrival at EDR: 02/04/02

Elapsed ASTM days: 21

Date of Last EDR Contact: 05/06/02

NPL Site Boundaries

Sources:

EPA's Environmental Photographic Interpretation Center (EPIC)

Telephone: 202-564-7333

EPA Region 1

Telephone 617-918-1143

EPA Region 6

Telephone: 214-655-6659

EPA Region 3

Telephone 215-814-5418

EPA Region 8

Telephone: 303-312-6774

EPA Region 4

Telephone 404-562-8033

Proposed NPL: Proposed National Priority List Sites

Source: EPA

Telephone: N/A

Date of Government Version: 01/17/02

Date Made Active at EDR: 02/25/02

Database Release Frequency: Semi-Annually

Date of Data Arrival at EDR: 02/04/02

Elapsed ASTM days: 21

Date of Last EDR Contact: 05/06/02

CERCLIS: Comprehensive Environmental Response, Compensation, and Liability Information System

Source: EPA

Telephone: 703-413-0223

CERCLIS contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). CERCLIS contains sites which are either proposed to or on the National Priorities List (NPL) and sites which are in the screening and assessment phase for possible inclusion on the NPL.

Date of Government Version: 02/12/02

Date Made Active at EDR: 06/03/02

Database Release Frequency: Quarterly

Date of Data Arrival at EDR: 03/25/02

Elapsed ASTM days: 70

Date of Last EDR Contact: 03/25/02

CERCLIS-NFRAP: CERCLIS No Further Remedial Action Planned

Source: EPA

Telephone: 703-413-0223

As of February 1995, CERCLIS sites designated "No Further Remedial Action Planned" (NFRAP) have been removed from CERCLIS. NFRAP sites may be sites where, following an Initial Investigation, no contamination was found, contamination was removed quickly without the need for the site to be placed on the NPL, or the contamination was not serious enough to require Federal Superfund action or NPL consideration. EPA has removed approximately 25,000 NFRAP sites to lift the unintended barriers to the redevelopment of these properties and has archived them as historical records so EPA does not needlessly repeat the investigations in the future. This policy change is part of the EPA's Brownfields Redevelopment Program to help cities, states, private investors and affected citizens to promote economic redevelopment of unproductive urban sites.

GOVERNMENT RECORDS SEARCHED/ DATA CURRENCY TRACKING

Date of Government Version: 02/14/02
Date Made Active at EDR: 06/03/02
Database Release Frequency: Quarterly

Date of Data Arrival at EDR: 03/25/02
Elapsed ASTM days: 70
Date of Last EDR Contact: 03/25/02

CORRACTS: Corrective Action Report

Source: EPA

Telephone: 800-424-9346

CORRACTS identifies hazardous waste handlers with RCRA corrective action activity.

Date of Government Version: 11/14/01
Date Made Active at EDR: 01/14/02
Database Release Frequency: Semi-Annually

Date of Data Arrival at EDR: 11/14/01
Elapsed ASTM days: 61
Date of Last EDR Contact: 03/11/02

RCRIS: Resource Conservation and Recovery Information System

Source: EPA/NTIS

Telephone: 800-424-9346

Resource Conservation and Recovery Information System. RCRIS includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA).

Date of Government Version: 03/22/02
Date Made Active at EDR: 06/03/02
Database Release Frequency: Varies

Date of Data Arrival at EDR: 03/28/02
Elapsed ASTM days: 67
Date of Last EDR Contact: 03/04/02

ERNS: Emergency Response Notification System

Source: EPA/NTIS

Telephone: 202-260-2342

Emergency Response Notification System. ERNS records and stores information on reported releases of oil and hazardous substances.

Date of Government Version: 12/31/00
Date Made Active at EDR: 06/03/02
Database Release Frequency: Varies

Date of Data Arrival at EDR: 03/05/02
Elapsed ASTM days: 90
Date of Last EDR Contact: 04/29/02

FEDERAL ASTM SUPPLEMENTAL RECORDS

BRS: Biennial Reporting System

Source: EPA/NTIS

Telephone: 800-424-9346

The Biennial Reporting System is a national system administered by the EPA that collects data on the generation and management of hazardous waste. BRS captures detailed data from two groups: Large Quantity Generators (LQG) and Treatment, Storage, and Disposal Facilities.

Date of Government Version: 12/31/99
Database Release Frequency: Biennially

Date of Last EDR Contact: 03/18/02
Date of Next Scheduled EDR Contact: 06/17/02

CONSENT: Superfund (CERCLA) Consent Decrees

Source: EPA Regional Offices

Telephone: Varies

Major legal settlements that establish responsibility and standards for cleanup at NPL (Superfund) sites. Released periodically by United States District Courts after settlement by parties to litigation matters.

Date of Government Version: N/A
Database Release Frequency: Varies

Date of Last EDR Contact: N/A
Date of Next Scheduled EDR Contact: N/A

ROD: Records Of Decision

Source: EPA

Telephone: 703-416-0223

Record of Decision. ROD documents mandate a permanent remedy at an NPL (Superfund) site containing technical and health information to aid in the cleanup.

GOVERNMENT RECORDS SEARCHED/ DATA CURRENCY TRACKING

Date of Government Version: 09/30/01
Database Release Frequency: Annually

Date of Last EDR Contact: 04/09/02
Date of Next Scheduled EDR Contact: 07/08/02

DELISTED NPL: National Priority List Deletions

Source: EPA
Telephone: N/A

The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425(e), sites may be deleted from the NPL where no further response is appropriate.

Date of Government Version: 01/29/02
Database Release Frequency: Quarterly

Date of Last EDR Contact: 05/06/02
Date of Next Scheduled EDR Contact: 08/05/02

FINDS: Facility Index System/Facility Identification Initiative Program Summary Report

Source: EPA
Telephone: N/A

Facility Index System. FINDS contains both facility information and 'pointers' to other sources that contain more detail. EDR includes the following FINDS databases in this report: PCS (Permit Compliance System), AIRS (Aerometric Information Retrieval System), DOCKET (Enforcement Docket used to manage and track information on civil judicial enforcement cases for all environmental statutes), FURS (Federal Underground Injection Control), C-DOCKET (Criminal Docket System used to track criminal enforcement actions for all environmental statutes), FFIS (Federal Facilities Information System), STATE (State Environmental Laws and Statutes), and PADS (PCB Activity Data System).

Date of Government Version: 03/21/02
Database Release Frequency: Quarterly

Date of Last EDR Contact: 04/08/02
Date of Next Scheduled EDR Contact: 07/08/02

HMIRS: Hazardous Materials Information Reporting System

Source: U.S. Department of Transportation
Telephone: 202-366-4555

Hazardous Materials Incident Report System. HMIRS contains hazardous material spill incidents reported to DOT.

Date of Government Version: 09/30/01
Database Release Frequency: Annually

Date of Last EDR Contact: 04/22/02
Date of Next Scheduled EDR Contact: 07/22/02

MLTS: Material Licensing Tracking System

Source: Nuclear Regulatory Commission
Telephone: 301-415-7169

MLTS is maintained by the Nuclear Regulatory Commission and contains a list of approximately 8,100 sites which possess or use radioactive materials and which are subject to NRC licensing requirements. To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 04/12/02
Database Release Frequency: Quarterly

Date of Last EDR Contact: 04/08/02
Date of Next Scheduled EDR Contact: 07/08/02

MINES: Mines Master Index File

Source: Department of Labor, Mine Safety and Health Administration
Telephone: 303-231-5959

Date of Government Version: 12/14/01
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 04/01/02
Date of Next Scheduled EDR Contact: 07/01/02

NPL LIENS: Federal Superfund Liens

Source: EPA
Telephone: 205-564-4267

Federal Superfund Liens. Under the authority granted the USEPA by the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) of 1980, the USEPA has the authority to file liens against real property in order to recover remedial action expenditures or when the property owner receives notification of potential liability. USEPA compiles a listing of filed notices of Superfund Liens.

GOVERNMENT RECORDS SEARCHED// DATA CURRENCY TRACKING

Date of Government Version: 10/15/91
Database Release Frequency: No Update Planned

Date of Last EDR Contact: 05/28/02
Date of Next Scheduled EDR Contact: 08/26/02

PADS: PCB Activity Database System

Source: EPA

Telephone: 202-564-3887

PCB Activity Database. PADS identifies generators, transporters, commercial storers and/or brokers and disposers of PCB's who are required to notify the EPA of such activities.

Date of Government Version: 12/01/01
Database Release Frequency: Annually

Date of Last EDR Contact: 05/14/02
Date of Next Scheduled EDR Contact: 08/12/02

RAATS: RCRA Administrative Action Tracking System

Source: EPA

Telephone: 202-564-4104

RCRA Administration Action Tracking System. RAATS contains records based on enforcement actions issued under RCRA pertaining to major violators and includes administrative and civil actions brought by the EPA. For administration actions after September 30, 1995, data entry in the RAATS database was discontinued. EPA will retain a copy of the database for historical records. It was necessary to terminate RAATS because a decrease in agency resources made it impossible to continue to update the information contained in the database.

Date of Government Version: 04/17/95
Database Release Frequency: No Update Planned

Date of Last EDR Contact: 03/11/02
Date of Next Scheduled EDR Contact: 06/10/02

TRIS: Toxic Chemical Release Inventory System

Source: EPA

Telephone: 202-260-1531

Toxic Release Inventory System. TRIS identifies facilities which release toxic chemicals to the air, water and land in reportable quantities under SARA Title III Section 313.

Date of Government Version: 12/31/99
Database Release Frequency: Annually

Date of Last EDR Contact: 03/25/02
Date of Next Scheduled EDR Contact: 06/24/02

TSCA: Toxic Substances Control Act

Source: EPA

Telephone: 202-260-5521

Toxic Substances Control Act. TSCA identifies manufacturers and importers of chemical substances included on the TSCA Chemical Substance Inventory list. It includes data on the production volume of these substances by plant site.

Date of Government Version: 12/31/98
Database Release Frequency: Every 4 Years

Date of Last EDR Contact: 03/11/02
Date of Next Scheduled EDR Contact: 06/10/02

FTTS INSP: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)

Source: EPA

Telephone: 202-564-2501

Date of Government Version: 01/14/02
Database Release Frequency: Quarterly

Date of Last EDR Contact: 03/25/02
Date of Next Scheduled EDR Contact: 06/24/02

FTTS: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)

Source: EPA/Office of Prevention, Pesticides and Toxic Substances

Telephone: 202-564-2501

FTTS tracks administrative cases and pesticide enforcement actions and compliance activities related to FIFRA, TSCA and EPCRA (Emergency Planning and Community Right-to-Know Act). To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 01/11/02
Database Release Frequency: Quarterly

Date of Last EDR Contact: 03/25/02
Date of Next Scheduled EDR Contact: 06/24/02

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

STATE OF INDIANA ASTM STANDARD RECORDS

SHWS: List of Hazardous Waste Response Sites Scored Using the Indiana Scoring Model

Source: Department of Environmental Management

Telephone: 317-308-3052

State Hazardous Waste Sites. State hazardous waste site records are the states' equivalent to CERCLIS. These sites may or may not already be listed on the federal CERCLIS list. Priority sites planned for cleanup using state funds (state equivalent of Superfund) are identified along with sites where cleanup will be paid for by potentially responsible parties. Available information varies by state.

Date of Government Version: 03/28/02

Date Made Active at EDR: 05/06/02

Database Release Frequency: Annually

Date of Data Arrival at EDR: 04/03/02

Elapsed ASTM days: 33

Date of Last EDR Contact: 04/03/02

SWF/LF: Permitted Solid Waste Facilities

Source: Department of Environmental Management

Telephone: 317-232-0066

Solid Waste Facilities/Landfill Sites. SWF/LF type records typically contain an inventory of solid waste disposal facilities or landfills in a particular state. Depending on the state, these may be active or inactive facilities or open dumps that failed to meet RCRA Subtitle D Section 4004 criteria for solid waste landfills or disposal sites.

Date of Government Version: 12/11/01

Date Made Active at EDR: 02/06/02

Database Release Frequency: Semi-Annually

Date of Data Arrival at EDR: 01/14/02

Elapsed ASTM days: 23

Date of Last EDR Contact: 04/18/02

LUST: Leaking Underground Storage Tank List

Source: Department of Environmental Management

Telephone: 317-308-3008

Leaking Underground Storage Tank Incident Reports. LUST records contain an inventory of reported leaking underground storage tank incidents. Not all states maintain these records, and the information stored varies by state.

Date of Government Version: 03/27/02

Date Made Active at EDR: 04/23/02

Database Release Frequency: Annually

Date of Data Arrival at EDR: 04/01/02

Elapsed ASTM days: 22

Date of Last EDR Contact: 04/01/02

UST: Indiana Registered Underground Storage Tanks

Source: Department of Environmental Management

Telephone: 317-308-3008

Registered Underground Storage Tanks. USTs are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA) and must be registered with the state department responsible for administering the UST program. Available information varies by state program.

Date of Government Version: 03/27/02

Date Made Active at EDR: 04/08/02

Database Release Frequency: Quarterly

Date of Data Arrival at EDR: 04/01/02

Elapsed ASTM days: 7

Date of Last EDR Contact: 04/01/02

VCP: Voluntary Remediation Program Site List

Source: Department of Environmental Management

Telephone: 317-234-0966

A current list of Voluntary Remediation Program sites that are no longer confidential.

Date of Government Version: 02/01/02

Date Made Active at EDR: 05/29/02

Database Release Frequency: Semi-Annually

Date of Data Arrival at EDR: 05/13/02

Elapsed ASTM days: 16

Date of Last EDR Contact: 05/13/02

STATE OF INDIANA ASTM SUPPLEMENTAL RECORDS

SPILLS: Spills Incidents

Source: Department of Environmental Management

Telephone: 317-308-3008

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 03/27/02
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 04/01/02
Date of Next Scheduled EDR Contact: 07/02/02

EDR PROPRIETARY HISTORICAL DATABASES

Former Manufactured Gas (Coal Gas) Sites: The existence and location of Coal Gas sites is provided exclusively to EDR by Real Property Scan, Inc. ©Copyright 1993 Real Property Scan, Inc. For a technical description of the types of hazards which may be found at such sites, contact your EDR customer service representative.

Disclaimer Provided by Real Property Scan, Inc.

The information contained in this report has predominantly been obtained from publicly available sources produced by entities other than Real Property Scan. While reasonable steps have been taken to insure the accuracy of this report, Real Property Scan does not guarantee the accuracy of this report. Any liability on the part of Real Property Scan is strictly limited to a refund of the amount paid. No claim is made for the actual existence of toxins at any site. This report does not constitute a legal opinion.

OTHER DATABASE(S)

Depending on the geographic area covered by this report, the data provided in these specialty databases may or may not be complete. For example, the existence of wetlands information data in a specific report does not mean that all wetlands in the area covered by the report are included. Moreover, the absence of any reported wetlands information does not necessarily mean that wetlands do not exist in the area covered by the report.

Oil/Gas Pipelines/Electrical Transmission Lines: This data was obtained by EDR from the USGS in 1994. It is referred to by USGS as GeoData Digital Line Graphs from 1:100,000-Scale Maps. It was extracted from the transportation category including some oil, but primarily gas pipelines and electrical transmission lines.

Sensitive Receptors: There are individuals deemed sensitive receptors due to their fragile immune systems and special sensitivity to environmental discharges. These sensitive receptors typically include the elderly, the sick, and children. While the location of all sensitive receptors cannot be determined, EDR indicates those buildings and facilities - schools, daycares, hospitals, medical centers, and nursing homes - where individuals who are sensitive receptors are likely to be located.

Flood Zone Data: This data, available in select counties across the country, was obtained by EDR in 1999 from the Federal Emergency Management Agency (FEMA). Data depicts 100-year and 500-year flood zones as defined by FEMA.

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 1999 from the U.S. Fish and Wildlife Service.

STREET AND ADDRESS INFORMATION

© 2001 Geographic Data Technology, Inc., Rel. 07/2001. This product contains proprietary and confidential property of Geographic Data Technology, Inc. Unauthorized use, including copying for other than testing and standard backup procedures, of this product is expressly prohibited.

GEOCHECK® - PHYSICAL SETTING SOURCE ADDENDUM

TARGET PROPERTY ADDRESS

53381 MARINA DR/23542 COOPER DR
53381 MARINA DR/23542 COOPER DR
ELKHART, IN 46514

TARGET PROPERTY COORDINATES

Latitude (North):	41.718800 - 41° 43' 7.7"
Longitude (West):	85.916603 - 85° 54' 59.8"
Universal Transverse Mercator:	Zone 16
UTM X (Meters):	590121.6
UTM Y (Meters):	4618909.5

EDR's GeoCheck Physical Setting Source Addendum has been developed to assist the environmental professional with the collection of physical setting source information in accordance with ASTM 1527-00, Section 7.2.3. Section 7.2.3 requires that a current USGS 7.5 Minute Topographic Map (or equivalent, such as the USGS Digital Elevation Model) be reviewed. It also requires that one or more additional physical setting sources be sought when (1) conditions have been identified in which hazardous substances or petroleum products are likely to migrate to or from the property, and (2) more information than is provided in the current USGS 7.5 Minute Topographic Map (or equivalent) is generally obtained, pursuant to local good commercial or customary practice, to assess the impact of migration of recognized environmental conditions in connection with the property. Such additional physical setting sources generally include information about the topographic, hydrologic, hydrogeologic, and geologic characteristics of a site, and wells in the area.

Assessment of the impact of contaminant migration generally has two principle investigative components:

1. Groundwater flow direction, and
2. Groundwater flow velocity.

Groundwater flow direction may be impacted by surface topography, hydrology, hydrogeology, characteristics of the soil, and nearby wells. Groundwater flow velocity is generally impacted by the nature of the geologic strata. EDR's GeoCheck Physical Setting Source Addendum is provided to assist the environmental professional in forming an opinion about the impact of potential contaminant migration.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW DIRECTION INFORMATION

Groundwater flow direction for a particular site is best determined by a qualified environmental professional using site-specific well data. If such data is not reasonably ascertainable, it may be necessary to rely on other sources of information, such as surface topographic information, hydrologic information, hydrogeologic data collected on nearby properties, and regional groundwater flow information (from deep aquifers).

TOPOGRAPHIC INFORMATION

Surface topography may be indicative of the direction of surficial groundwater flow. This information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

USGS TOPOGRAPHIC MAP ASSOCIATED WITH THIS SITE

Target Property: 2441085-F8 ELKHART, IN
Source: USGS 7.5 min quad index

GENERAL TOPOGRAPHIC GRADIENT AT TARGET PROPERTY

Target Property: Undeterminable

Source: General Topographic Gradient has been determined from the USGS 1 Degree Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified.

HYDROLOGIC INFORMATION

Surface water can act as a hydrologic barrier to groundwater flow. Such hydrologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Refer to the Physical Setting Source Map following this summary for hydrologic information (major waterways and bodies of water).

FEMA FLOOD ZONE

Target Property County
ELKHART, IN

FEMA Flood
Electronic Data
YES - refer to the Overview Map and Detail Map

Flood Plain Panel at Target Property: 1800560010B / CBPP

Additional Panels in search area: 1800570005C / CBPP

NATIONAL WETLAND INVENTORY

NWI Quad at Target Property
ELKHART

NWI Electronic
Data Coverage
YES - refer to the Overview Map and Detail Map

HYDROGEOLOGIC INFORMATION

Hydrogeologic information obtained by installation of wells on a specific site can often be an indicator of groundwater flow direction in the immediate area. Such hydrogeologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

AQUIFLOW®

Search Radius: 2.000 Miles.

EDR has developed the AQUIFLOW Information System to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted by environmental professionals to regulatory authorities at select sites and has extracted the date of the report, groundwater flow direction as determined hydrogeologically, and the depth to water table.

MAP ID	LOCATION FROM TP	GENERAL DIRECTION GROUNDWATER FLOW
2	1 - 2 Miles SSE	WSW

For additional site information, refer to Physical Setting Source Map Findings.

GROUNDWATER FLOW VELOCITY INFORMATION

Groundwater flow velocity information for a particular site is best determined by a qualified environmental professional using site specific geologic and soil strata data. If such data are not reasonably ascertainable, it may be necessary to rely on other sources of information, including geologic age identification, rock stratigraphic unit and soil characteristics data collected on nearby properties and regional soil information. In general, contaminant plumes move more quickly through sandy-gravelly types of soils than silty-clayey types of soils.

GEOLOGIC INFORMATION IN GENERAL AREA OF TARGET PROPERTY

Geologic information can be used by the environmental professional in forming an opinion about the relative speed at which contaminant migration may be occurring.

ROCK STRATIGRAPHIC UNIT

Era:	Paleozoic
System:	Mississippian
Series:	Osagean and Kinderhookian Series
Code:	M1 (decoded above as Era, System & Series)

GEOLOGIC AGE IDENTIFICATION

Category: Stratified Sequence

Geologic Age and Rock Stratigraphic Unit Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - a digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

DOMINANT SOIL COMPOSITION IN GENERAL AREA OF TARGET PROPERTY

The U.S. Department of Agriculture's (USDA) Soil Conservation Service (SCS) leads the National Cooperative Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. Soil maps for STATSGO are compiled by generalizing more detailed (SSURGO) soil survey maps. The following information is based on Soil Conservation Service STATSGO data.

Soil Component Name:	COLOMA
Soil Surface Texture:	loamy sand
Hydrologic Group:	Class A - High infiltration rates. Soils are deep, well drained to excessively drained sands and gravels.
Soil Drainage Class:	Excessively. Soils have very high and high hydraulic conductivity and low water holding capacity. Depth to water table is more than 6 feet.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Hydric Status: Soil does not meet the requirements for a hydric soil.

Corrosion Potential - Uncoated Steel: LOW

Depth to Bedrock Min: > 60 inches

Depth to Bedrock Max: > 60 inches

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Permeability Rate (in/hr)	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	4 inches	loamy sand	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COURSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 20.00 Min: 6.00	Max: 7.30 Min: 4.50
2	4 inches	39 inches	sand	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COURSE-GRAINED SOILS, Sands, Clean Sands, Poorly graded sand.	Max: 20.00 Min: 6.00	Max: 7.30 Min: 4.50
3	39 inches	60 inches	stratified	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COURSE-GRAINED SOILS, Sands, Clean Sands, Poorly graded sand.	Max: 20.00 Min: 6.00	Max: 7.30 Min: 4.50

OTHER SOIL TYPES IN AREA

Based on Soil Conservation Service STATSGO data, the following additional subordinant soil types may appear within the general area of target property.

Soil Surface Textures: sand
loamy fine sand
fine sand
sandy loam
fine sandy loam

Surficial Soil Types: sand
loamy fine sand
fine sand
sandy loam
fine sandy loam

Shallow Soil Types: sandy loam
sandy clay loam

Deeper Soil Types: fine sand
sand

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

loam

ADDITIONAL ENVIRONMENTAL RECORD SOURCES

According to ASTM E 1527-00, Section 7.2.2, "one or more additional state or local sources of environmental records may be checked, in the discretion of the environmental professional, to enhance and supplement federal and state sources... Factors to consider in determining which local or additional state records, if any, should be checked include (1) whether they are reasonably ascertainable, (2) whether they are sufficiently useful, accurate, and complete in light of the objective of the records review (see 7.1.1), and (3) whether they are obtained, pursuant to local, good commercial or customary practice." One of the record sources listed in Section 7.2.2 is water well information. Water well information can be used to assist the environmental professional in assessing sources that may impact groundwater flow direction, and in forming an opinion about the impact of contaminant migration on nearby drinking water wells.

WELL SEARCH DISTANCE INFORMATION

<u>DATABASE</u>	<u>SEARCH DISTANCE (miles)</u>
Federal USGS	1.000
Federal FRDS PWS	Nearest PWS within 1 mile
State Database	1.000

FEDERAL USGS WELL INFORMATION

<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
No Wells Found		

FEDERAL FRDS PUBLIC WATER SUPPLY SYSTEM INFORMATION

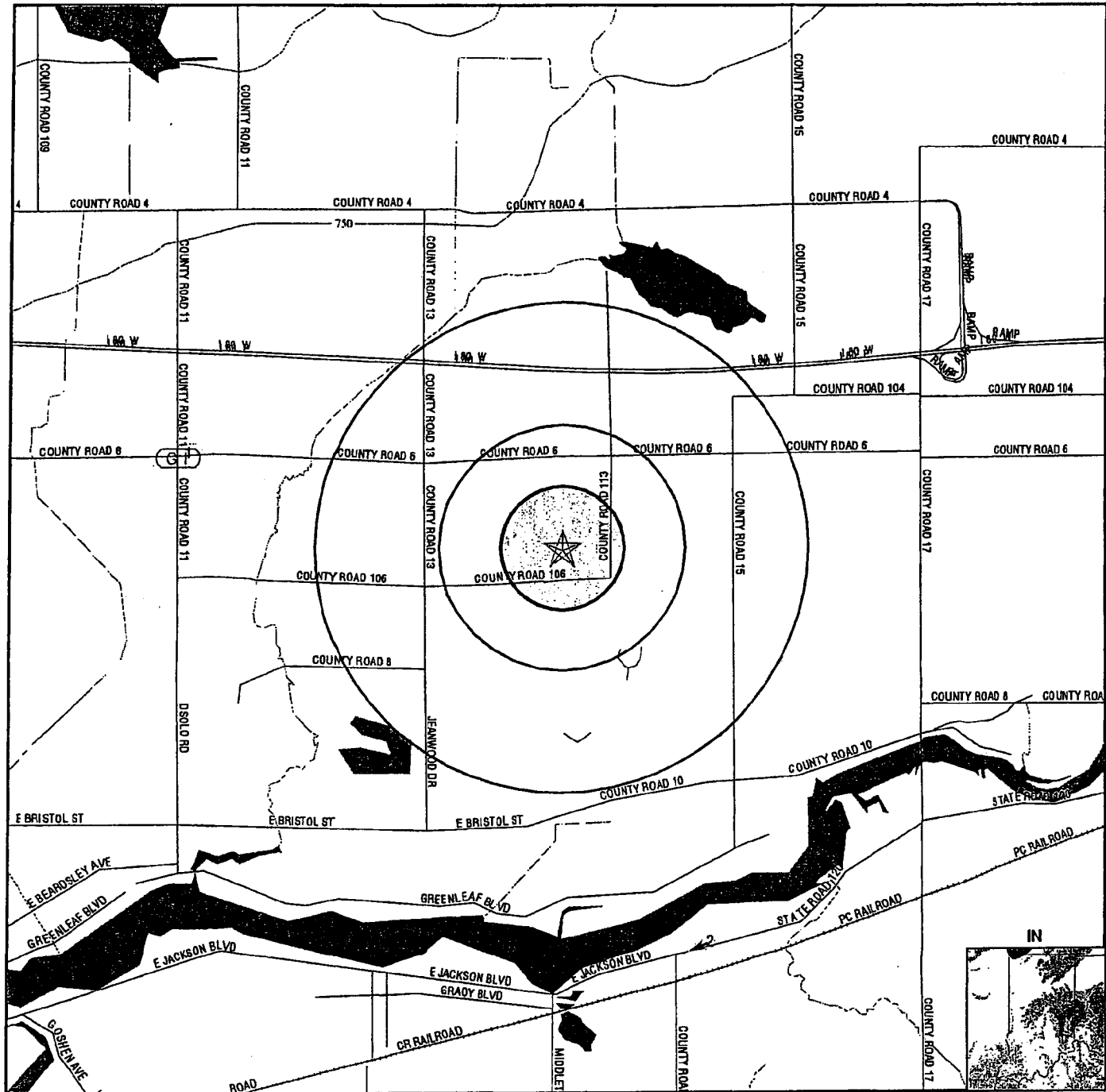
<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
No PWS System Found		

Note: PWS System location is not always the same as well location.

STATE DATABASE WELL INFORMATION

<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
No Wells Found		

PHYSICAL SETTING SOURCE MAP - 799830.3s



GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

Database EDR ID Number

1 WNW 1 - 2 Miles Lower	Site ID: Groundwater Flow: Water Table Depth: Date:	16988 NOT REPORTED 12.0-15.0 Aug-90	AQUIFLOW	4218
2 SSE 1 - 2 Miles Higher	Site ID: Groundwater Flow: Water Table Depth: Date:	52 WSW 13.98-15.17 Sep-93	AQUIFLOW	4183

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS RADON

AREA RADON INFORMATION

Federal EPA Radon Zone for ELKHART County: 1

Note: Zone 1 indoor average level > 4 pCi/L.

: Zone 2 indoor average level >= 2 pCi/L and <= 4 pCi/L.

: Zone 3 indoor average level < 2 pCi/L.

Federal Area Radon Information for Zip Code: 46514

Number of sites tested: 9

Area	Average Activity	% <4 pCi/L	% 4-20 pCi/L	% >20 pCi/L
Living Area - 1st Floor	0.657 pCi/L	100%	0%	0%
Living Area - 2nd Floor	Not Reported	Not Reported	Not Reported	Not Reported
Basement	3.467 pCi/L	44%	56%	0%

Federal Area Radon Information for ELKHART COUNTY, IN

Number of sites tested: 55

Area	Average Activity	% <4 pCi/L	% 4-20 pCi/L	% >20 pCi/L
Living Area - 1st Floor	1.823 pCi/L	88%	12%	0%
Living Area - 2nd Floor	Not Reported	Not Reported	Not Reported	Not Reported
Basement	4.727 pCi/L	47%	53%	0%

PHYSICAL SETTING SOURCE RECORDS SEARCHED

HYDROLOGIC INFORMATION

Flood Zone Data: This data, available in select counties across the country, was obtained by EDR in 1999 from the Federal Emergency Management Agency (FEMA). Data depicts 100-year and 500-year flood zones as defined by FEMA.

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 1999 from the U.S. Fish and Wildlife Service.

HYDROGEOLOGIC INFORMATION

AQUIFLOW^R Information System

Source: EDR proprietary database of groundwater flow information

EDR has developed the AQUIFLOW Information System (AIS) to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted to regulatory authorities at select sites and has extracted the data of the report, hydrogeologically determined groundwater flow direction and depth to water table information.

GEOLOGIC INFORMATION

Geologic Age and Rock Stratigraphic Unit

Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - A digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

STATSGO: State Soil Geographic Database

The U.S. Department of Agriculture's (USDA) Soil Conservation Service (SCS) leads the national Cooperative Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. Soil maps for STATSGO are compiled by generalizing more detailed (SSURGO) soil survey maps.

ADDITIONAL ENVIRONMENTAL RECORD SOURCES

FEDERAL WATER WELLS

PWS: Public Water Systems

Source: EPA/Office of Drinking Water

Telephone: 202-260-2805

Public Water System data from the Federal Reporting Data System. A PWS is any water system which provides water to at least 25 people for at least 60 days annually. PWSs provide water from wells, rivers and other sources.

PWS ENF: Public Water Systems Violation and Enforcement Data

Source: EPA/Office of Drinking Water

Telephone: 202-260-2805

Violation and Enforcement data for Public Water Systems from the Safe Drinking Water Information System (SDWIS) after August 1995. Prior to August 1995, the data came from the Federal Reporting Data System (FRDS).

USGS Water Wells: In November 1971 the United States Geological Survey (USGS) implemented a national water resource information tracking system. This database contains descriptive information on sites where the USGS collects or has collected data on surface water and/or groundwater. The groundwater data includes information on more than 900,000 wells, springs, and other sources of groundwater.

PHYSICAL SETTING SOURCE RECORDS SEARCHED

STATE RECORDS

Indiana Community and Non-Community Wells

Source: Department of Environmental Management
Telephone: 317-232-8476

RADON

Area Radon Information

Source: EPA

Telephone: 303-236-1525

The National Radon Database has been developed by the U.S. Environmental Protection Agency (USEPA) and is a compilation of the EPA/State Residential Radon Survey and the National Residential Radon Survey. The study covers the years 1986 - 1992. Where necessary data has been supplemented by information collected at private sources such as universities and research institutions.

EPA Radon Zones

Source: EPA

Telephone: 202-564-9370

Sections 307 & 309 of IRRA directed EPA to list and identify areas of U.S. with the potential for elevated indoor radon levels.

OTHER

Epicenters: World earthquake epicenters, Richter 5 or greater

Source: Department of Commerce, National Oceanic and Atmospheric Administration

Privileged and Confidential

APPENDIX D
PERSONNEL QUALIFICATIONS

EDWARD B. STEFANEK

Project Manager/Environmental Scientist
Weaver Boos & Gordon of Michiana LLC

Fields of Expertise

Phase I and II Environmental Site Assessments, Wellhead Protection Plans, Remedial Site Investigations, Underground Site Removals and Assessments, Wetland Determinations and Delineations, Geotechnical Site Investigations, Asbestos Inspections, Michigan Baseline Environmental Assessments, and Michigan Section 7a Compliance Analyses.

Education

Bachelor of Arts, Hiram College, 1989,
Biological Science Major
Master of Environmental Science,
Miami University, 1993

Professional Summary

Mr. Stefanek serves as Project Manager with Weaver Boos & Gordon of Michiana, LLC. He has over eight years of environmental project experience. During that time, Mr. Stefanek has been involved in all aspects of project implementation including technical and/or project management services. He has successfully completed numerous projects related to remedial site investigations, multi-phase environmental site assessments, geotechnical site investigations, wetland determinations and delineations, and underground storage tank removal, assessments, and closures. In addition, he has prepared several state-approved wellhead protection plans for several municipalities.

Prior to joining Weaver Boos & Gordon of Michiana, LLC, Mr. Stefanek was a Project Manager for a regional environmental consulting firm located in Michigan.

Select Project Experience

Mr. Stefanek has been responsible for managing the environmental compliance aspects of thirty leaking underground storage tank sites. He was responsible for conducting the work necessary to remove the tanks and, in the case of contamination, characterize and delineate the extent of contamination, perform feasibility analyses, and recommend a corrective action. The implementation of risk-based corrective action was implemented at many sites to achieve closure or compliance.

On behalf of a major food retail chain, Mr. Stefanek has been responsible since 1993 for the performance of several multi-phase environmental site assessments and geotechnical soils investigations for several properties located in Michigan, Indiana and Illinois including a proposed distribution warehouse near Lansing, Michigan.

Mr. Stefanek also was responsible for the implementation and completion of a hydrogeologic study in Jackson, Michigan. The study was completed as part of a proposed landfill expansion for an owner of a Type III landfill. In addition, Mr. Stefanek was also responsible for completing several other activities necessary to acquire a construction permit from the State of Michigan for the landfill. These activities included the completion of an endangered/threatened species survey, wetland delineation, and the preparation of a hydrogeologic monitoring plan.

In addition, Mr. Stefanek has conducted numerous Baseline Environmental Assessments and Section 7a Compliance Analyses in the State of Michigan. These activities were conducted on behalf of a prospective buyer who desired property that was

EDWARD B. STEFANEK

Project Manager/Environmental Scientist
Weaver Boos & Gordon of Michiana LLC

known to be contaminated but did not want the liability often associated with being an owner of such a site.

Mr. Stefanek has completed wellhead protection plans for several communities located in the State of Michigan. As part of the wellhead protection plan, a protection zone surrounding the public water supply well was delineated. This delineation was accomplished by performing an aquifer analysis test at the wellhead and then using the results to model the groundwater flow beneath the wellhead. A ten-year time-of-travel (TOT) zone was delineated using a state-approved analytical or numerical model. A contaminant source inventory was then completed within the TOT zone, otherwise known as the wellhead protection area. Management alternatives were then recommended including education and regulatory strategies. A contingency plan was then prepared in the event of the drinking water were to be at risk.

While interning for the Texas Water Commission in Austin, Texas, Mr. Stefanek developed a comprehensive ground water protection plan for the Edwards Aquifer. One of the objectives of the plan was to recommend alternatives for local governments region wide to protect their drinking water supplies.

Publications

"A Comprehensive Aquifer Protection Strategy for the Edwards Aquifer," Miami University, May 1993

"Conducting the Contaminant Source Inventory," presented at the 3rd Annual Michigan Groundwater Protection Conference, November, 1999

Professional Affiliations

National Groundwater Association

STEVEN M. STANFORD, LPG

Project Manager

Weaver Boos & Gordon, Inc.

Fields of Expertise

Environmental Geology, Hydrogeology, Groundwater Modeling, Organic and Inorganic Environmental Chemistry, Site Characterization, Remedial Action Design and Implementation, Quantitative Risk Assessment, Risk Based Corrective Action, Response Cost Allocation under Superfund, and RCRA Permitting.

Certification

Licensed Professional Geologist: Indiana & Illinois
OSHA Hazwoper Health & Safety Training
OSHA Supervisor's Health & Safety Training
UST Decommissioning: IFCI
UST Decommissioning: State of Indiana

Education

B.S. Geology, Indiana University, 1985.
Modeling Pollutant Movement in Groundwater,
University of Wisconsin, 40 hr Short Course, 1986.
M.S. Environmental Chemistry & Hydrogeology,
Purdue University, 1998.

Professional Summary

Mr. Stanford is a Project Manager with Weaver Boos & Gordon, Inc. Working as a consultant to industry for more than 15 years, Mr. Stanford has completed all phases of facility and subsurface site characterization, successfully closing and/or permitting numerous TSD, UST, LUST, VRP, and SRP facilities. He independently developed a Phase I ESA standard of practice addressing current ASTM requirements in 1989, has served as construction manager for numerous environmental projects, and has been recognized for providing outstanding customer service. He is an experienced HAZMAT incident responder.

Prior to joining Weaver Boos & Gordon, Inc., Mr. Stanford worked for two nationally recognized environmental firms and co-owned a successful environmental consulting firm for five years. He has enjoyed success in remedial design, implementation, and the subsequent closure of many significantly impacted facilities using state-of-the-art remediation technology.

Select Project Experience

Mr. Stanford reviewed the proceedings of a Region 5 Superfund Site contaminated by four principal PRPs to propose an equitable allocation of response costs among the PRPs. Boiling point distributions and statistical analysis were used to identify the contributions of one recalcitrant PRP. His resulting method of allocation utilized the concepts of causality and the stand-alone method of common cost allocation.

Mr. Stanford investigated and prepared a closure plan for an industrial surface impoundment containing 6,000 cubic yards of toxic wire annealing sludge. His plan specified waste solidification, a RCRA soil cover, and post-closure monitoring. With compliments, the IEPA approved the closure plan and Mr. Stanford managed the construction through final certification of closure.

Mr. Stanford conducted subsurface investigations, prepared a closure plan gaining IDEM approval, and assisted in designing and operating an air injection/bioventing remediation system to correct xylene and semivolatile soil and groundwater contamination. He managed the operation of remediation system which removed 95% of volatile organic compounds from groundwater in just 18 months.

Mr. Stanford Investigated and prepared a closure plan for a solvent-recovery TSD facility that was part of a larger NPL site. His closure plan addressed storage (tank) and treatment (vacuum stills) units. He secured IDEM approval, taking advantage of the facility's NPL status to successfully defer subsurface remediation, and implemented closure through successful final certification.

Mr. Stanford investigated a subsurface release of more than 1,000 gallons of TCE to a shallow confined aquifer. He designed a pump-and-treat system which included six extraction wells, an air stripping tower, and discharge of treated water to local POTW. He was responsible for negotiating regulatory approval of this voluntary cleanup and technical oversight of successful construction and

STEVEN M. STANFORD, LPG

Project Manager
Weaver Boos & Gordon, Inc.

startup. He was responsible for four years of operations and maintenance, removal of over 10 million gallons of impacted groundwater, and the subsequent capture and reduction of the extent and concentration of the plume.

Mr. Stanford served as an incident response coordinator for a sudden release of 130,000 gallons of chromate-containing emergency cooling water at an integrated steel mill. He utilized his technical and management skills to arrange for the design and installation of a well point dewatering system to recover and treat chromated cooling water within 48 hours of the release. He negotiated termination of the work and closure of the incident with IDEM personnel within ten days of project initiation.

Mr. Stanford managed two years of an IDEM Orphan LUST site contract at approximately \$250,000 per year. He was responsible for providing site characterization services to the LUST department of the IDEM, preparation of work plans, management of contractor staff, and implementation of active remediation for a number of sites located in central and north central Indiana.

Mr. Stanford provided the bulk of field investigation and technical writing for a multi-year TSD/Superfund site closure located in EPA Region 7. He was responsible for all sampling and geological/hydrogeological characterization of the site and a major contributor to closure documents describing an Expedited Response Action whereby the site was re-graded, capped, and finally covered with a new abutment for a U.S. Highway extended over the site.

Mr. Stanford designed, specified, procured equipment, and installed an air sparging/soil vapor extraction remediation systems for the town of Chesterton, Indiana. This project included 40 air injection wells, four soil vapor extraction wells, process control design and installation, debugging, operations, and maintenance. He directed, supervised, and completed all construction activities. After three years of operation, 1,600 pounds of gasoline were recovered as vapor and groundwater BTEX concentrations were either eliminated or reduced by over 95 percent in all monitoring wells.

Mr. Stanford developed a conceptual remediation plan specifying 600 linear feet of groundwater interceptor trench, excavation and stabilization of tar wastes using lime, installation of a state-of-the-art underground tank fuel system, and capping of a facility impacted with gas manufacturing residue. He managed the project through final design, secured IEPA approval, and oversaw construction of the remedy. This project included an extensive ambient air monitoring program utilizing more than a dozen OVAs and four air sampling stations.

Mr. Stanford investigated and planned the remediation of a former automotive service station under Indiana's VRP. His approach included an aggressive form of in-situ air sparging coupled with vapor recovery and thermal catalytic oxidation of exhaust vapors. Within 90 days, BTEX concentrations were either eliminated or reduced by more than 95 percent in all affected monitoring wells. Since the concentration of benzene remaining in a single monitoring well exceeded the approved cleanup objective, he completed a comprehensive human health risk assessment to demonstrate the acceptability of the remaining concentration. He successfully obtained a covenant-not-to-sue, signed by the Governor of the State of Indiana, and provided technical support to counsel resulting in the recovery of more than \$360,000 from the responsible party.

For his LUST facility clients, Mr. Stanford has recovered more than \$500,000 in corrective action costs from the Indiana ELTF.

Publications/Presentations

Contributing author: "In-Place Precipitation Immobilization of Lead at Uncontrolled Hazardous Waste Sites", 1987, presented at the Tenth Annual Madison Waste Conference, University of Wisconsin at Madison.

"Physical and Biological Effects of In-Situ Air Sparging of Groundwater Contaminated with Organic Chemicals", 1998, Master's Thesis, Department of Earth and Atmospheric Science, Purdue University.

Contributing author "Field and Numerical Analysis of In-Situ Air Sparging: A Case Study", 2000, Journal of Hazardous Materials, vol. 72 p. 217-236.

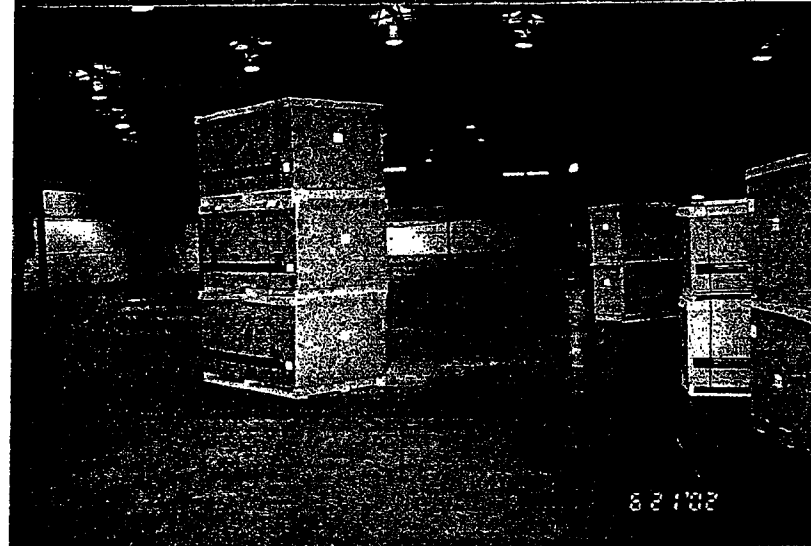
Privileged and Confidential

APPENDIX E
PHOTOGRAPHIC DOCUMENTATION

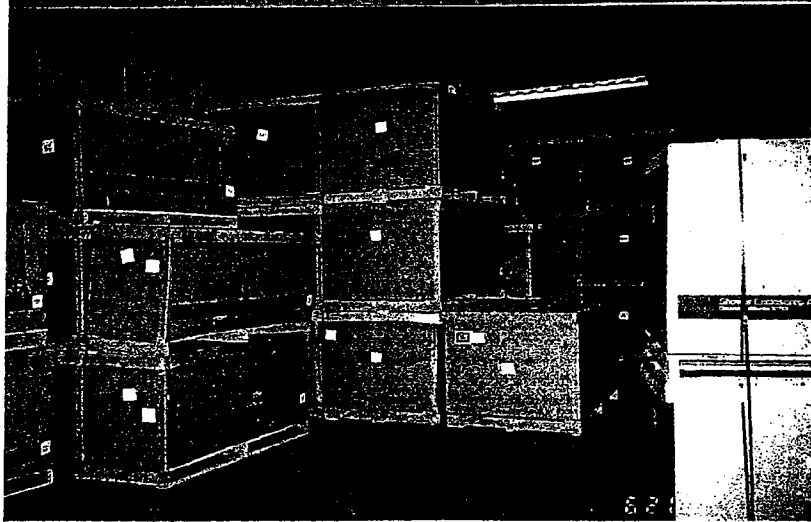
Phase I ESA Photo Documentation for Flexsteel Industries
Page 1 of 9



Photograph #1
View of northern
perimeter of Property
A just south of Cooper
Drive.



Photograph #2
View of the interior of
the building that
occupies Property A.
Shower doors are in
the boxes.



Photograph #3
Another view of the
freight that is stored
in the building that
occupies Property A.

Phase I ESA Photo Documentation for Flexsteel Industries
Page 2 of 9



Photograph #4
A photograph of the
northern façade of the
building that occupies
Property A.

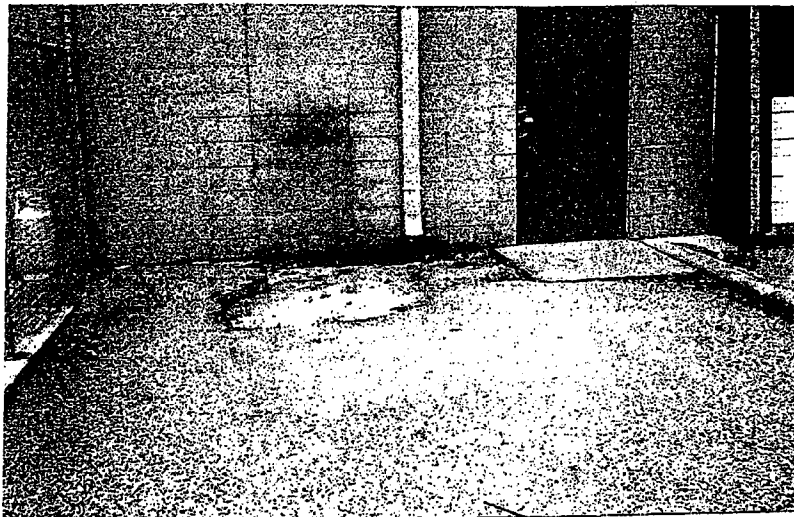


Photograph #5
A view of the western
property line of
Property A.



Photograph #6
A photograph of the
three recessed
shipping docks located
on the building that
occupies Property A.

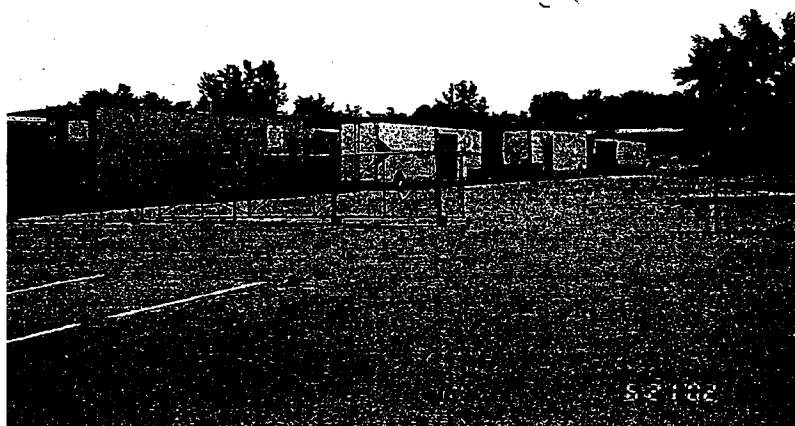
Phase I ESA Photo Documentation for Flexsteel Industries
Page 3 of 9



Photograph #7
A photograph of the missing asphalt where a minor amount of staining was observed. The asphalt was removed to determine if an impact occurred underneath.



Photograph #8
A view of the southwest corner of Property A.



Photograph #9
A view of the eastern property line of Property A. The trailers to the left are on the neighboring property owned by a foam manufacturer.

Phase I ESA Photo Documentation for Flexsteel Industries
Page 4 of 9



Photograph #10
A view of the eastern
façade of the building
that occupies Property
B.

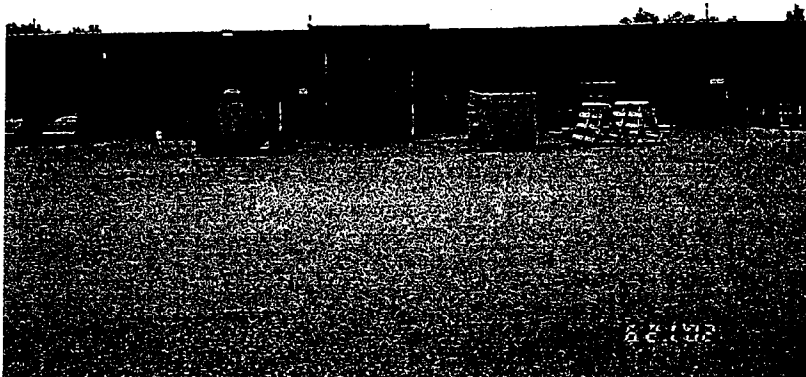


Photograph #11
A view of the access
drive that leads into
the manufacturing
facility occupying
Property B.



Photograph #12
A view of the southern
property line of
Property B.

Phase I ESA Photo Documentation for Flexsteel Industries
Page 5 of 9



Photograph #13
A view of the northern
façade of the building
that occupies Property
B. Note the two trash
dumpsters.

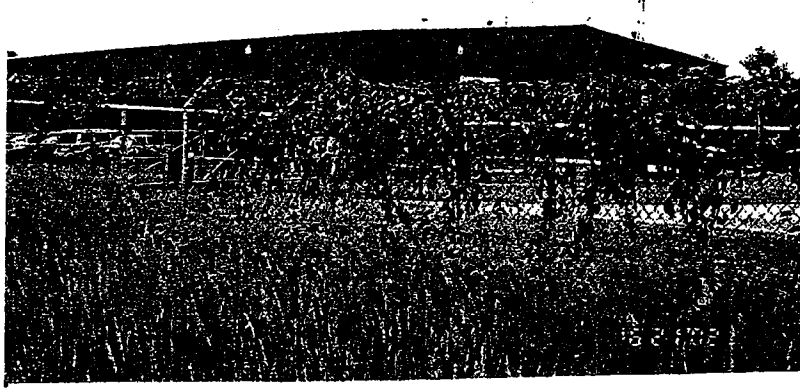


Photograph #14
Another view of the
northwest corner of
the building that
occupies Property B.

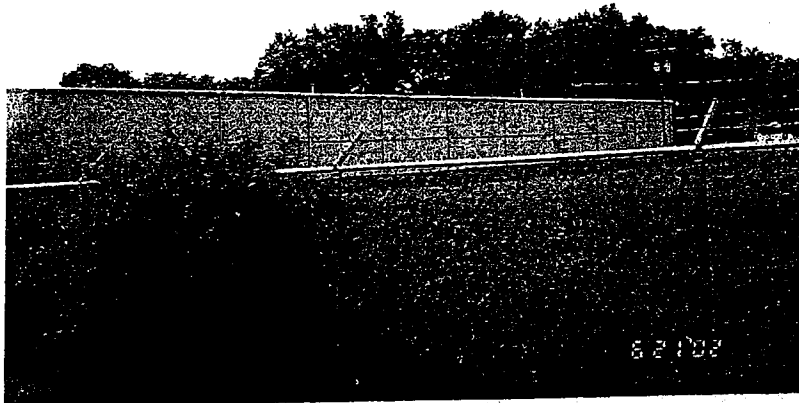


Photograph #15
A view of the
northeast corner of the
building that occupies
Property B.

Phase I ESA Photo Documentation for Flexsteel Industries
Page 6 of 9



Photograph #15
A view of the
manufacturing plant
(Voyager Inc.) located
to the west of Property
B.

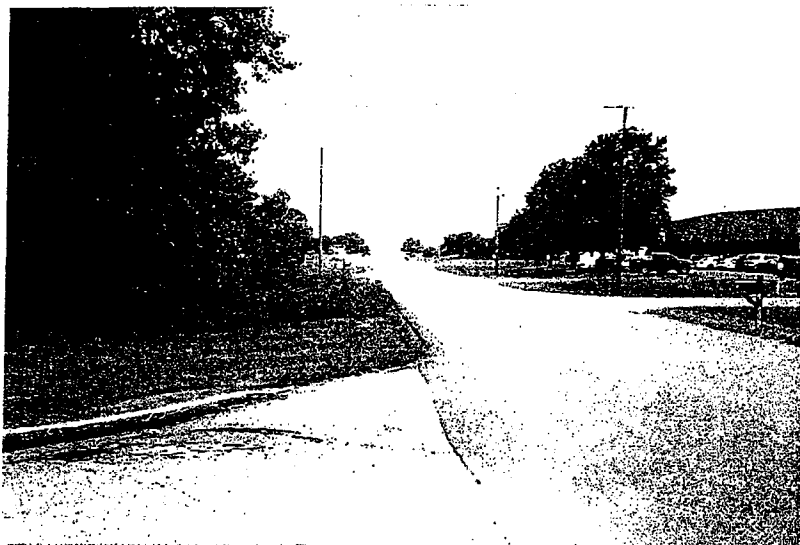


Photograph #17
A view of the
neighboring property
(Marine Fasteners
Midwest, Inc.) located
to the south.



Photograph #18
A photograph of the
neighboring property
located to the east of
Property B.

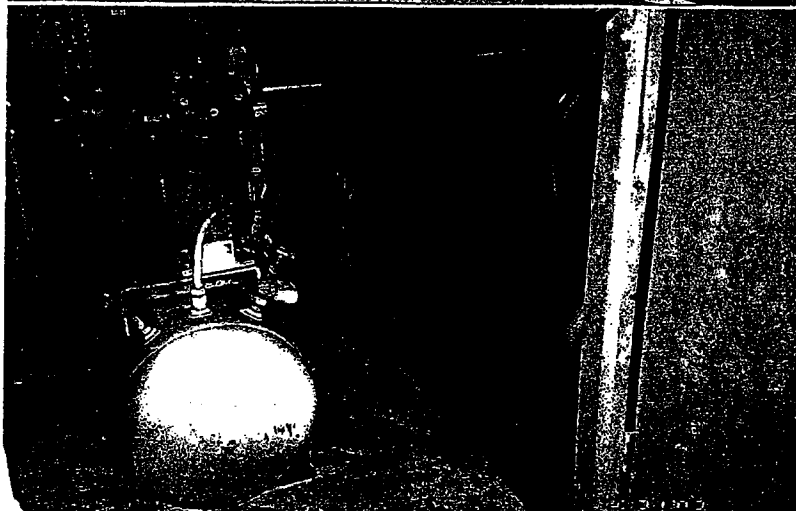
Phase I ESA Photo Documentation for Flexsteel Industries
Page 7 of 9



Photograph #19
A view of Marina
Drive from the access
drive of Property B
looking north.



Photograph #20
A view of Marina
Drive from the access
drive of Property B
looking south.



Photograph #21
A view of one of two
air compressors
observed in the
building that occupies
Property B.

Phase I ESA Photo Documentation for Flexsteel Industries
Page 8 of 9



Photograph #22
A view of one 55-gallon drum of waste sewing oil and a cabinet containing small containers of cleaning solutions and paints.



Photograph #23
A photograph of several seat frames used in the assembly of conversion van seats in the building that occupies Property B.



Photograph #24
A photograph of one 55-gallon drum of adhesive material used to assemble the seats.

Phase I ESA Photo Documentation for Flexsteel Industries
Page 9 of 9



Photograph #25
A photograph of one of the seat assembly areas. Here the fabric is being attached to the seat frame and seat foam.



Photograph #26
A photograph of the various fabrics awaiting sewing onto the seats.

Privileged and Confidential

APPENDIX F
HISTORICAL DOCUMENTATION



"Linking Technology with Tradition"

Sanborn® Map Report

Ship to: Ed Stefanek

Weaver Boos & Gordon of Mich.

630 E. Bronson Street

South Bend, IN 46601

Order Date: 6/17/2002

Completion Date: 06/18/2002

Inquiry #: 799830.4S

P.O. #: NA

Site Name: 53381 Marina Drive

Address: 53381 Marina Drive

City/State: Elkhart, IN 46514

1028766GRA

219-232-4826

Cross Streets: Cooper Drive

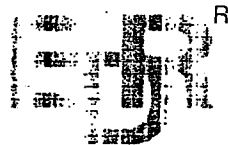
This document reports that the largest and most complete collection of Sanborn fire insurance maps has been reviewed based on client-supplied information, and fire insurance maps depicting the target property at the specified address were not identified.

NO COVERAGE

All maps provided pursuant to a Sanborn® Map Report are currently reproducible of fire insurance maps owned or licensed by Environmental Data Resources, Inc. NO WARRANTY, EXPRESSED OR IMPLIED IS MADE WHATSOEVER. ENVIRONMENTAL DATA RESOURCES, INC. SPECIFICALLY DISCLAIMS THE MAKING OF ANY SUCH WARRANTIES, INCLUDING WITHOUT LIMITATION, WARRANTIES AS TO ACCURACY, VALIDITY, COMPLETENESS, SUITABILITY, CONDITION, QUALITY, MERCHANTABILITY, OR FITNESS FOR A PARTICULAR USE OR PURPOSE WITH RESPECT TO THE REPORT, THE MAPS, THE INFORMATION CONTAINED THEREIN, OR THE RESULTS OF A SEARCH OR OTHERWISE. ALL RISK IS ASSUMED BY THE USER. Environmental Data Resources, Inc. assumes no liability to any party for any loss or damage whether arising out of errors or omissions, negligence, accident or any other cause. In no event shall Environmental Data Resources, Inc., its affiliates or agents, be liable to anyone for special, incidental, consequential or exemplary damages.

Copyright 2002, Environmental Data Resources, Inc. All rights reserved. Reproduction in any media or format of any map of Environmental Data Resources, Inc. (whether obtained as a result of a search or otherwise) may be prohibited without prior written permission from Environmental Data Resources, Inc. Sanborn and Sanborn Map are registered trademarks of Environmental Data Resources, Inc.

WEAVERBOOS000317



**Environmental
Data
Resources, Inc.**

a ~~an~~edr company

**The EDR-Historical
Topographic Map
Report**

53381 Marina Drive
53381 Marina Drive
Elkhart, IN 46514

June 18, 2002

Inquiry Number: 799830-7

**The Source
For Environmental
Risk Management
Data**

500 Post Road
Glastonbury, Connecticut 06490

Nationwide Customer Service

Tel: (800) 352-0050
Fax: (800) 231-6802

Environmental Data Resources, Inc. Historical Topographic Map Report

Environmental Data Resources, Inc.'s (EDR) Historical Topographic Map Report is designed to assist professionals in evaluating potential liability on a target property, and its surrounding area, resulting from past activities. ASTM E 1527-00, Section 7.3 on Historical Use Information, identifies the prior use requirements for a Phase I environmental site assessment. The ASTM standard requires a review of *reasonably ascertainable standard historical sources*. *Reasonably ascertainable is defined as information that is publicly available, obtainable from a source with reasonable time and cost constraints, and practically reviewable.*

To meet the prior use requirements of ASTM E 1527-00, Section 7.3.2, the following *standard historical sources* may be used: aerial photographs, city directories, fire insurance maps, topographic maps, property tax files, land title records (although these cannot be the sole historical source consulted), building department records, or zoning and use records. ASTM E 1527-00 requires *"All obvious uses of the property shall be identified from the present, back to the property's obvious first developed use, or back to 1940, whichever is earlier. This task requires reviewing only as many of the standard historical sources as are necessary, and that are reasonably ascertainable and likely to be useful."* (ASTM E 1527-00, Section 7.3.2 page 11.)

EDR's Historical Topographic Map Report includes a search of available public and private color historical topographic map collections.

Topographic Maps

A topographic map (topo) is a color coded line-and-symbol representation of natural and selected artificial features plotted to a scale. Topos show the shape, elevation, and development of the terrain in precise detail by using contour lines and color coded symbols. Many features are shown by lines that may be straight, curved, solid, dashed, dotted, or in any combination. The colors of the lines usually indicate similar classes of information. For example, topographic contours (brown); lakes, streams, irrigation ditches, etc. (blue); land grids and important roads (red); secondary roads and trails, railroads, boundaries, etc. (black); and features that have been updated using aerial photography, but not field verified, such as disturbed land areas (e.g., gravel pits) and newly developed water bodies (purple).

For more than a century, the USGS has been creating and revising topographic maps for the entire country at a variety of scales. There are about 60,000 U.S. Geological Survey (USGS) produced topo maps covering the United States. Each map covers a specific quadrangle (quad) defined as a four-sided area bounded by latitude and longitude. Historical topographic maps are a valuable historical resource for documenting the prior use of a property and its surrounding area, and due to their frequent availability can be particularly helpful when other standard historical sources (such as city directories, fire insurance maps, or aerial photographs) are not reasonably ascertainable.

Please call EDR Nationwide Customer Service at
1-800-352-0050 (8am-8pm ET)
with questions or comments about your report.
Thank you for your business!

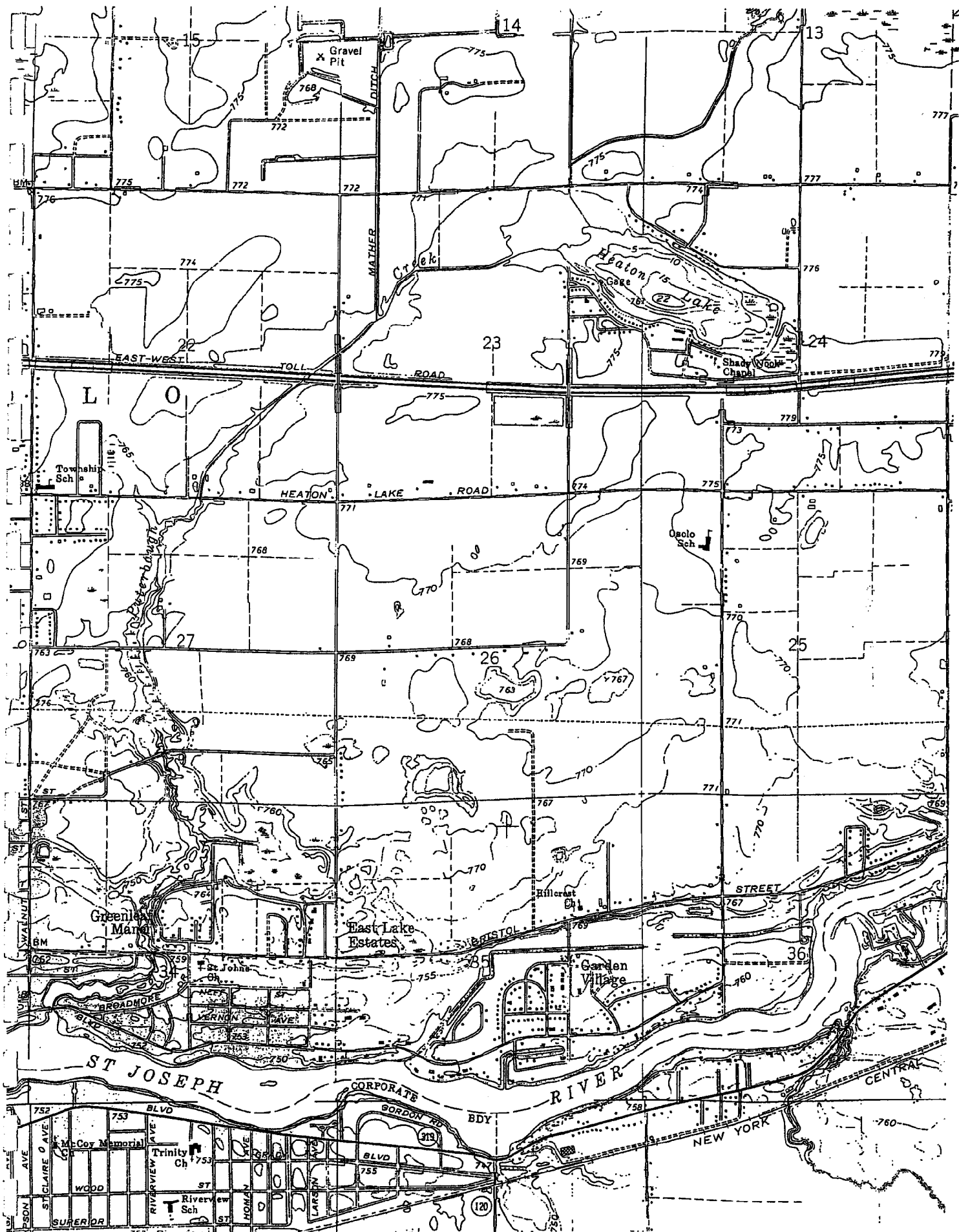
Disclaimer

Copyright and Trademark Notice

This report contains information obtained from a variety of public and other sources. NO WARRANTY, EXPRESSED OR IMPLIED, IS MADE WHATSOEVER IN CONNECTION WITH THIS REPORT. ENVIRONMENTAL DATA RESOURCES, INC. SPECIFICALLY DISCLAIMS THE MAKING OF ANY SUCH WARRANTIES, INCLUDING WITHOUT LIMITATION; WARRANTIES AS TO NON-INFRINGEMENT OF THIRD PARTY RIGHTS, ACCURACY, VALIDITY, COMPLETENESS, SUITABILITY, CONDITION, QUALITY, MERCHANTABILITY, OR FITNESS FOR A PARTICULAR USE OR PURPOSE OF THIS REPORT OR THE INFORMATION CONTAINED OR REFERENCED THEREIN OR USED IN CONNECTION WITH THE PREPARATION THEREOF. ALL RISK IS ASSUMED BY THE USER. No liability to anyone is assumed, whether arising out of errors or omissions, negligence, accident or any other cause, for any loss or damage, including, without limitation, special, incidental, consequential, or exemplary damages.

Entire contents copyright 2000 by Environmental Data Resources, Inc. All rights reserved. Reproduction in any media or format, in whole or in part, of any report or map of Environmental Data Resources, Inc., or its affiliates, is prohibited without prior written permission.

EDR and the edr logos are trademarks of Environmental Data Resources, Inc. or its affiliates. All other trademarks used herein are the property of their respective owners. Use of such trademarks does not constitute an endorsement by Environmental Data Resources, Inc., or its affiliates, of the organizations claiming ownership thereof or the information obtained from such organizations and contained herein.



Inquiry Number: 799830-7

TP Quad ☒ Adj Quad ☐ TN

Quad Elkhart

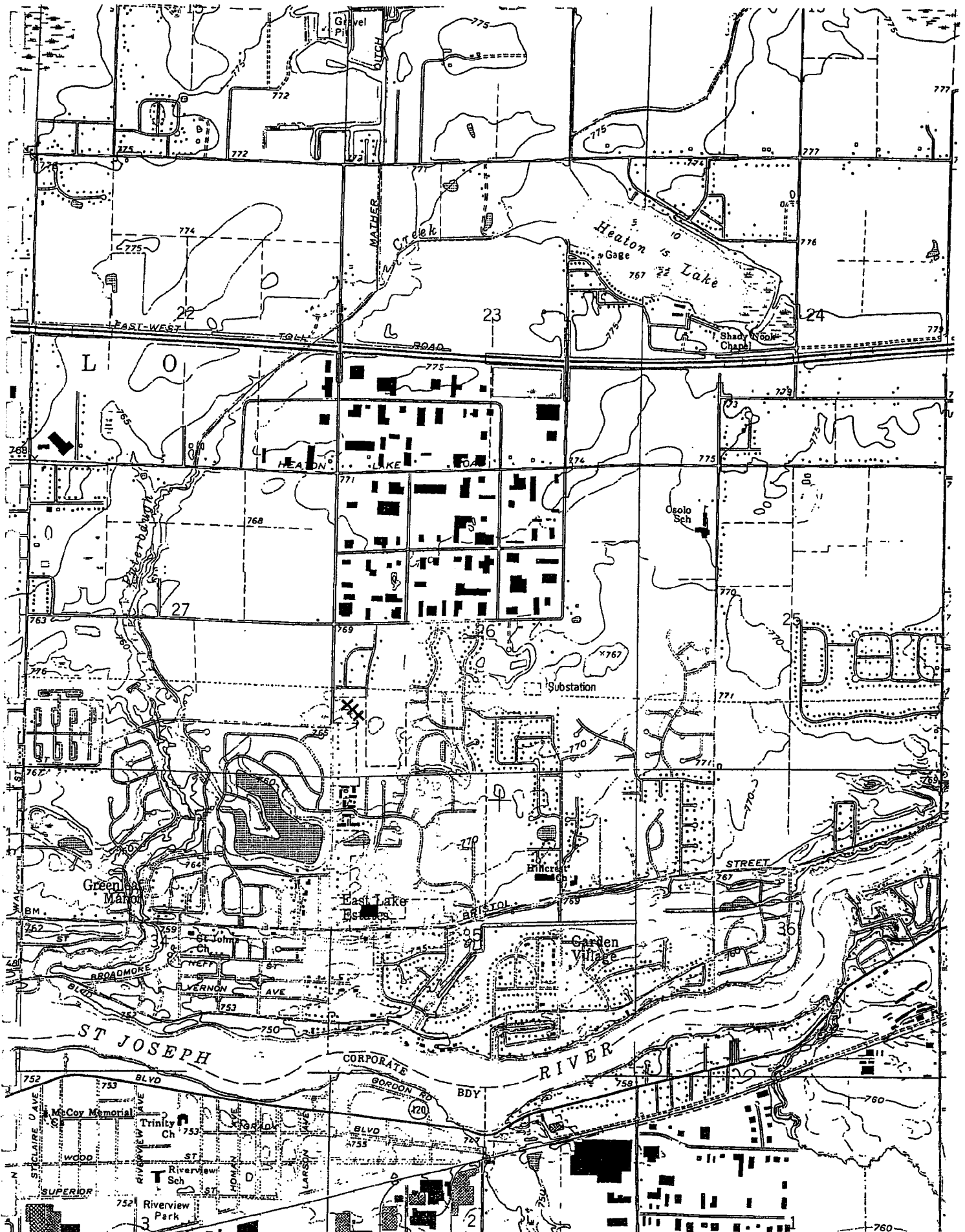
Minute Series ☒ 7.5 ☐ 15 ☐ 30 ☐ 30x60

Year 1961 ☐ Provisional Edition ☐ Revised

☐ Photorevised ☐ Inspected from _____

Scale ☒ 1:24,000 ☐ 1:25,000 ☐ 1:50,000

☐ 1:62,500 ☐ 1:100,000 ☐ 1:125,000



Inquiry Number: 777830-7
TP Quad ☒ Adj Quad ☐ ↑N

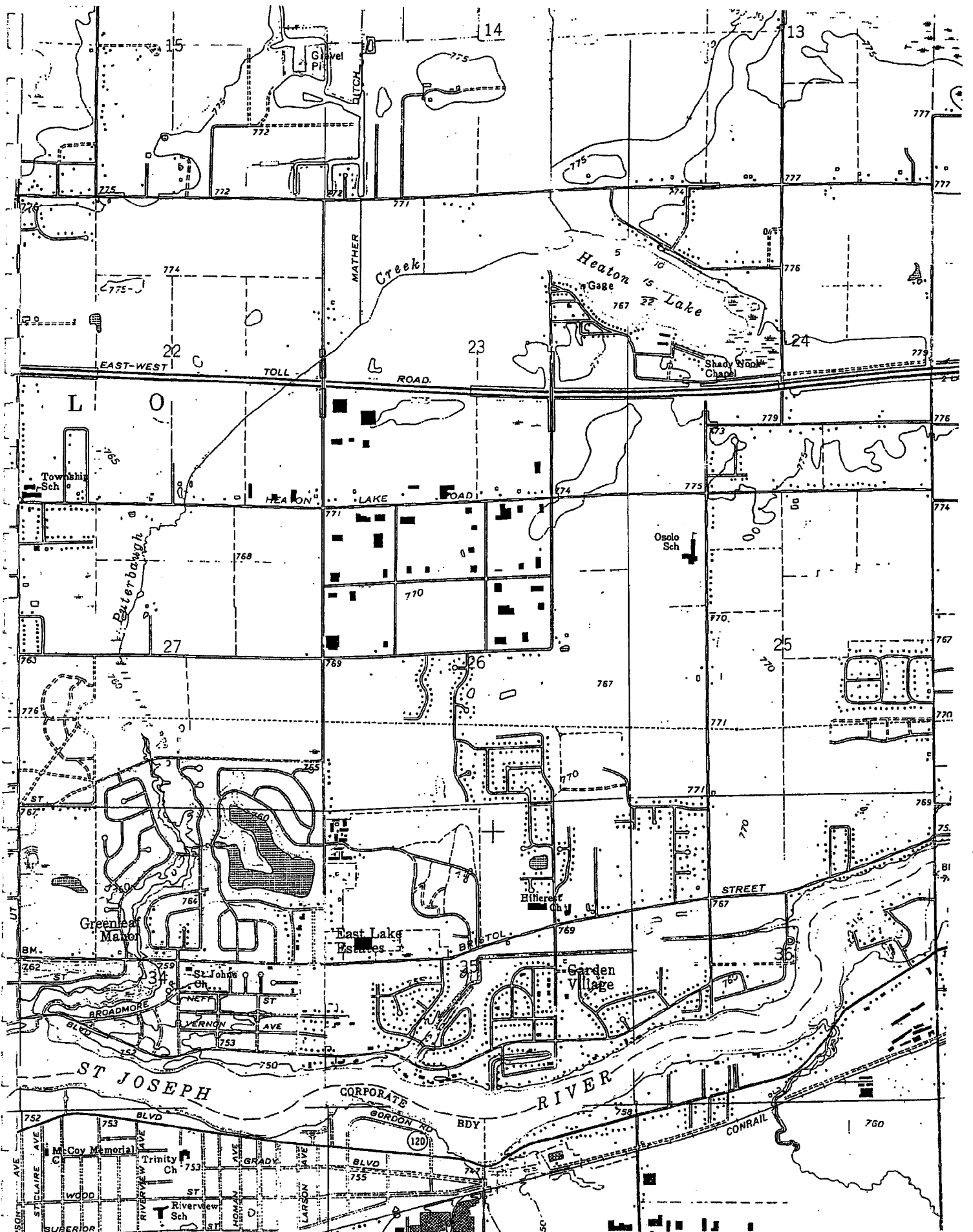
Quad Elkhart

Minute Series ☒ 7.5 ☐ 15 ☐ 30 ☐ 30x60

Year 1994 ☐ Provisional Edition ☒ Revised

☐ Photorevised ☐ Inspected from 1961

Scale ☒ 1:24,000 ☐ 1:25,000 ☐ 1:50,000
☐ 1:62,500 ☐ 1:100,000 ☐ 1:125,000



Inquiry Number: 799830-7
TP Quad ☒ Adj Quad ☐ ↑N

Quad Elkhart

Minute Series ☒ 7.5 ☐ 15 ☐ 30 ☐ 30x60

Year 1981 ☐ Provisional Edition ☐ Revised

☐ Photorevised ☐ Inspected from 1961

Scale ☒ 1:24,000 ☐ 1:25,000 ☐ 1:50,000
☐ 1:62,500 ☐ 1:100,000 ☐ 1:125,000



**The EDR-Aerial Photography
Print Service**

**53381 Marina Drive
53381 Marina Drive
Elkhart, IN 46514**

June 18, 2002

Inquiry Number: 799830-5

***The Source
For Environmental
Risk Management
Data***

**3530 Post Road
Southport, Connecticut 06490**

Nationwide Customer Service

**Telephone: 1-800-352-0050
Fax: 1-800-231-6802**

Environmental Data Resources, Inc.

Aerial Photography Print Service

Environmental Data Resources, Inc.'s (EDR) Aerial Photography Print Service is a screening tool designed to assist professionals in evaluating potential liability on a target property resulting from past activities. ASTM E 1527-00, Section 7.3 on Historical Use Information, identifies the prior use requirements for a Phase I environmental site assessment. The ASTM standard requires a review of *reasonably ascertainable standard historical sources*. *Reasonably ascertainable means information that is publicly available, obtainable from a source with reasonable time and cost constraints, and practically reviewable.*

To meet the prior use requirements of ASTM E 1527-00, Section 7.3.4, the following *standard historical sources* may be used: aerial photographs, fire insurance maps, property tax files, land title records (although these cannot be the sole historical source consulted), topographic maps, city directories, building department records, or zoning/land use records. ASTM E 1527-00 requires *"All obvious uses of the property shall be identified from the present, back to the property's obvious first developed use, or back to 1940, whichever is earlier. This task requires reviewing only as many of the standard historical sources as are necessary, and that are reasonably ascertainable and likely to be useful."* (ASTM E 1527-00, Section 7.3.4, page 12.

Aerial Photographs

Aerial photographs are a valuable historical resource for documenting past land use and can be particularly helpful when other historical sources (such as city directories or fire insurance maps) are not reasonably ascertainable. The EDR Aerial Photograph Print Service includes a search of aerial photograph collections flown by public and private agencies for the state of Indiana. EDR's professional field-based researchers provide digitally reproduced historical aerial photographs at approximately ten year intervals.

Disclaimer Copyright and Trademark Notice

This report contains information from a variety of public and other sources. Environmental Data Resources, Inc. (EDR)[®] has relied on the information provided to it from such sources. EDR has not reviewed and does not warrant or guarantee the completeness, accuracy, timeliness or authenticity of such information in preparing this report. THE INFORMATION AND METHODOLOGY USED TO COMPILE THIS REPORT, AND THE ANALYSIS AND SERVICES INTENDED TO BE PROVIDED BY THIS REPORT ARE PROVIDED "AS IS" WITHOUT WARRANTY OR GUARANTY OF ANY KIND. EDR DISCLAIMS ANY OTHER EXPRESS OR IMPLIED WARRANTIES WITH RESPECT TO THIS REPORT AND ALL THE INFORMATION CONTAINED HEREIN, INCLUDING, WITHOUT LIMITATION, IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. In no event shall EDR be liable for any indirect, special, punitive or consequential damages, whether arising out of contract, tort or otherwise, arising out of this report and the information contained herein even if EDR has been advised of the possibility that such damages may arise.

Entire contents copyright 2000 by Environmental Data Resources, Inc. (EDR) All rights reserved. Reproduction in any media or format, in whole or in part, of any report or map of Environmental Data Resources, Inc., or its affiliates, is prohibited without prior written permission.


EDR and the edr logos are registered trademarks of Environmental Data Resources, Inc. or its affiliates. All other trademarks used herein are the property of their respective owners.


Prior Use Report® Timeline

Target Property



Legend:


 = Historical Topographic Map (HT)

 = National Wetland Inventory Map (WT) *

Superscript number corresponds to graph ID in text


*Displayed on timeline when aerial photos, flood prone, FEMA, wetland maps, or Aerial Research Summary are purchased.

 = Flood Prone/FEMA Maps (FP/FR) *

 = Aerial Photos Included (P) *

 = Aerial Photos Available *

 = Residential (R)

 = Commercial or Industrial (C)

Target Property: 53381 Marina Drive
Address: 53381 Marina Drive
City/State/Zip: Elkhart, IN 46514

Customer: Weaver Boos and Gordon of Mich
Contact: Ed Stefanek
Inquiry #: 799830-5
Date: 06/18/02

4. SUMMARY

- *Aerial Photographs:*

Date EDR Searched Historical Sources:
Aerial Photography June 18, 2002

Target Property:
53381 Marina Drive
Elkhart, IN 46514

<i><u>PUR ID</u></i>		<i><u>Portion-Findings</u></i>	
<i><u>Year</u></i>	<i><u>Uses</u></i>	<i><u>(FIM Information Only)</u></i>	<i><u>Source</u></i>
1 1957	Aerial Photograph. Scale: 1"=750'	Panel #: 2441085-F8/Flightdate: June 2, 1957	NAR
2 1965	Aerial Photograph. Scale: 1"=750'	Panel #: 2441085-F8/Flightdate: August 20, 1965	NAR
3 1973	Aerial Photograph. Scale: 1"=750'	Panel #: 2441085-F8/Flightdate: July 13, 1973	NAR
4 1987	Aerial Photograph. Scale: 1"=750'	Panel #: 2441085-F8/Flightdate: July 17, 1987	NAR
5 1992	Aerial Photograph. Scale: 1"=750'	Panel #: 2441085-F8/Flightdate: April 5, 1992	NAR

Glossary of Terms

A.A.A.

Aerial photograph flyer: Agriculture Adjustment Administration (Federal).

A.S.C.S

Aerial photograph flyer: Agricultural Stabilization and Conservation Service (Federal)

Address in Research Source

Indicates that a property is listed at a different address than the one provided by the user. Generally occurs when a property is located on a corner or, when the physical address of a property is different than its mailing address.

Address Not Listed in Research Source

Occurs when a specific site address is not listed in city directories and/or fire insurance maps.

Adjoining

Any property that is contiguous, or a property that would be contiguous if not for a public thoroughfare, to the target property. *To differentiate from each adjoining property, stand at the target property's "front door" facing the street.*

Adjoining Back

Property directly to the rear of the target property. (Applies only to fire insurance map data.)

Adjoining Front

Property directly in front of the target property. (Applies only to fire insurance map data.)

Adjoining Left

Property directly to the left of the target property. (Applies only to fire insurance map data.)

Adjoining Right

Property directly to the right of the target property. (Applies only to fire insurance map data.)

Adjoining Surrounding Area

Property that may adjoin the target property but due to lack of specific map information cannot be located precisely. This situation typically occurs when city directory information, but not fire insurance map information, is available.

C.A.S

Aerial photograph flyer: Chicago Aerial Survey (private).

C.S.S.

Aerial photograph flyer: Commodity Stabilization Service (Federal).

Cartwright

Aerial photograph flyer: Cartwright (private)

CD

City Directory

Commercial

Any property including, but not limited to, property used for industrial, retail, office, agricultural, other commercial, medical, or educational purposes; property used for residential purposes that has more than four residential dwelling units.

Commercial or Industrial

Property that has either a commercial or an industrial use. Examples include retail stores, manufacturing facilities, factories, and apartment buildings.

D.N.R.

Aerial photograph flyer: Department of National Resources (state).

D.O.T.

Aerial photograph flyer: Department of Transportation (state).

Fairchild

Aerial photograph flyer: Fairchild (private).

FIM

Fire Insurance Map

Flood Insurance Rate Maps

Flood Insurance Rate Maps are produced by the Federal Emergency Management Agency (FEMA). These maps indicate special flood hazard areas, base flood elevations and flood insurance risk zones.

Flood Prone Area Maps

Flood Prone Area maps are produced by the United States Geological Survey (USGS). Areas identified as flood prone have been determined by available information gathered from past floods.

F.S.

Aerial photograph flyer: Forest Service (Federal).

Geonex

Aerial photograph flyer: Geonex (private).

M.C.

Aerial photograph flyer: Metropolitan Council of the Twin Cities Area (state).

Mark Hurd

Aerial photograph flyer: Mark Hurd (private)

N.A.P.P.

Aerial photograph flyer: National Aerial Photography Program (Federal).

U.S.D.A.

Aerial photograph flyer: United States Department of Agriculture (Federal).

U.S.D.I.

Aerial photograph flyer: United States Department of the Interior (Federal).

U.S.G.S.

Aerial photograph flyer: United States Geological Survey (Federal).

Vacant

May refer to an unoccupied structure or land. *Used only when fire insurance map or city directory specifies 'vacant.'*

W.P.A.

Aerial photograph flyer: Works Progress Administration (Federal).

WALLACE

Aerial photograph flyer: Wallace (private).

INQUIRY #: 799830

YEAR: 1957

SCALE: 1"= 750'







INQUIRY #: 799830

YEAR: 1973

SCALE: 1"= 750'





INQUIRY #: 799830

YEAR: 1987

SCALE: 1"= 750'





INQUIRY #: 799830

YEAR: 1973

SCALE: 1"= 750'





INQUIRY #: 799830

YEAR: 1987

SCALE: 1"= 750'





INQUIRY #: 799830

YEAR: 1992

SCALE: 1"= 750'

